

# Options for Supporting Rapid Deployment of Affordable Housing

2021



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## Presentation

- Supporting Rationale
- Legal Parameters
- Definition - Affordable Housing
- Options & Examples
- Challenges & Benefits
- Next Steps
- Recommendation



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# Supporting Rationale

## Council Policy and Directives

- The Victoria Housing Strategy Phase II
- COVID Response & Recovery
- OCP Amendments
- Housing Needs Assessment, 2020
- Housing Strategy Annual Review, 2019



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# Supporting Rationale (Cont'd)

## Housing Provider & Funder Feedback

- **Complexity and length of approval processes**
- **Uncertainty**
- **Funding**

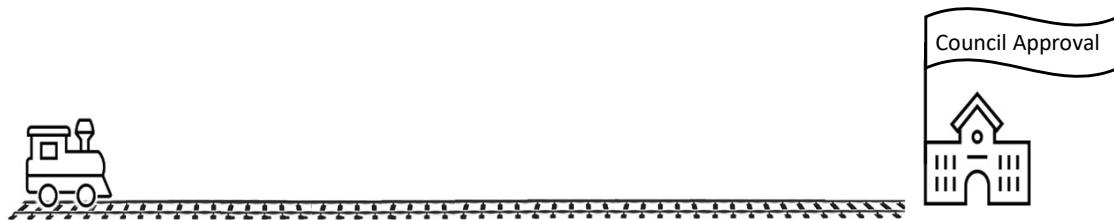


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# Supporting Rationale (Cont'd)

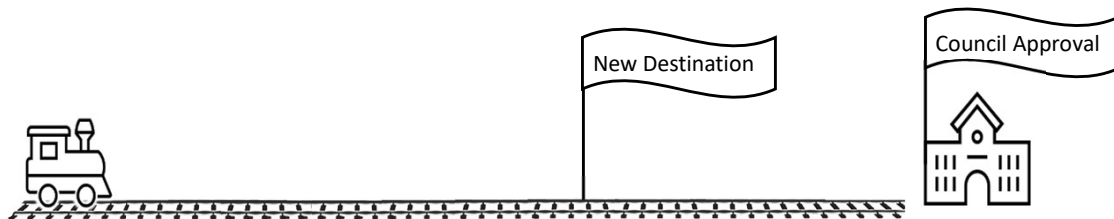
## Council Direction re: Priority Applications



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# Shorten the Process Track



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# Legal Parameters

- **Complex web of legislation**
- **Proposed changes consistent with legal framework**

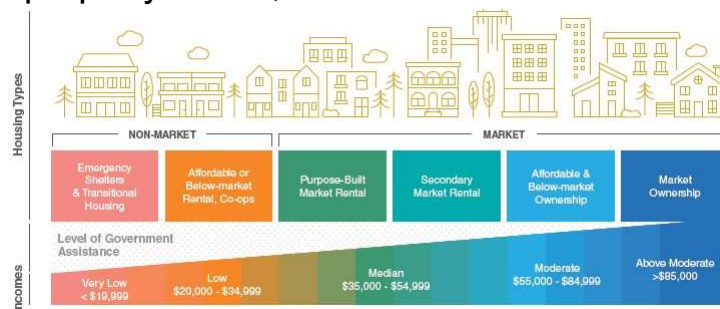


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# Affordable Housing Definition

- owned and operated by a non-profit or government agency, or operated by a non-profit or government agency subject to a legal agreement with property owner, and
- subject to a legal agreement securing affordability and rental tenure.



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# Options: Tier One

Delegate DPs for affordable housing, with or without variances, to the Director of Planning.

Must:

- Meet affordable housing definition
- Be consistent with design guidelines

Time savings: 2 – 4 months

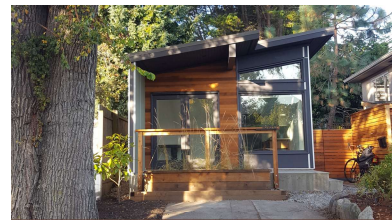


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## Tier One – Example 1

- **Garden Suites**



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## Tier One – Example 2

- **New Buildings  
DPAs 10 & 16**



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## Tier One – Example 3

- **Parking Variances**



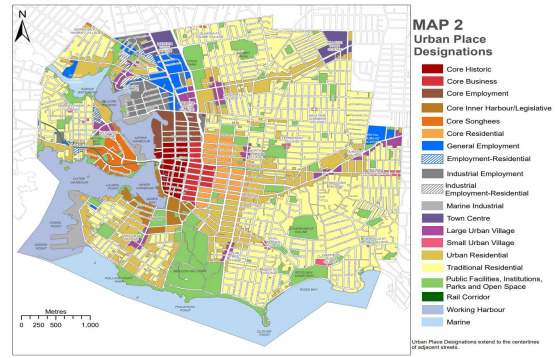
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## Options: Tier Two

Amend Zoning Bylaws to allow increased density, up to OCP max, for affordable housing projects.

Time savings: 3 – 9 months



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## Tier Two Example

R-K Townhouse Zone in Traditional Residential Designation in OCP

	Maximum Density (FSR)
Existing R-K Zone	<b>0.6:1</b>
OCP Traditional Residential	Up to <b>1:1</b>
Proposed Zoning Bylaw Amendment	Up to <b>1:1</b> , only for affordable housing projects



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## Tier Two Example

### R3-2 Zone in Urban Residential Urban Place Designation

	Density (FSR)
Existing R3-2 Zone	Permitted up to <b>1.6:1</b>
OCP Urban Residential	Base density of <b>1.2:1</b> Maximum density of <b>2:1</b>
Proposed Zoning Bylaw amendment	Permitted up to <b>2:1</b> , only for affordable housing projects



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## Challenges

- **SRWs / Public Realm Improvement**
- **Public Consultation**



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## Benefits

- Accelerated timelines
- More affordable housing
- Greater certainty / funding
- Design oversight
- Senior Government option
- Reduced City resources



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## Next Steps

- Consult with development industry, affordable housing providers and CALUCs
- Report on feedback with advancement of bylaws



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# Recommendation

1. That Council direct staff to:

- a) undertake focused consultation with non-profit affordable housing providers, the Urban Development Institute and CALUCs in relation to the proposal to amend the Zoning Bylaws and *Land Use Procedures Bylaw*, as identified in this report;
- b) in a subsequent report, provide Council with details of the feedback received and how the feedback has affected the amendments to the Zoning Bylaws and *Land Use Procedures Bylaw*.

And concurrently:

- 2. That Council direct staff to prepare amendments to the *Land Use Procedures Bylaw*, consistent with the “tier one option” in this report, to delegate the authority to the Director of Sustainable Planning and Community Development to issue all Development Permits, with or without variances, offering affordable non-market housing secured by legal agreement.
- 3. That Council direct staff to prepare amendments to the *Zoning Regulation Bylaw* and *Zoning Bylaw 2018*, consistent with the “tier two option” in this report, to allow the maximum density contemplated in the Official Community Plan to be the maximum density permitted for a specific site, where an affordable non-market housing development is proposed and affordable dwelling units are secured with a legal agreement to the satisfaction of Director of Sustainable Planning and Community Development and the City Solicitor.



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