

[REDACTED]

From: Victoria Mayor and Council
Sent: Wednesday, August 3, 2022 11:44 AM
To: Public Hearings
Subject: Fw: PPP for Thursday MMHI/OCP Public Hearing
Attachments: 2022 CoV JBNA MMI .pdf

From: Marg Gardiner [REDACTED]
Sent: August 2, 2022 9:36 PM
To: Marianne Alto (Councillor) <MAlto@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Stephen Andrew (Councillor) <stephen.andrew@victoria.ca>; Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: PPP for Thursday MMHI/OCP Public Hearing

To: CoV Mayor and Council

Fr: Marg Gardiner, President, JBNA

Re:
PPP for Thursday MMHI/OCP Public Hearing

Enclosed please find pdf of slides to be presented at Thursday's MMHI/OCP Public Hearing.

It will not be possible in the restricted time allotted to fully present the content within, hence these slides are being forwarded in advance in the hope that you will be able to review them prior to the presentation.

Regards,

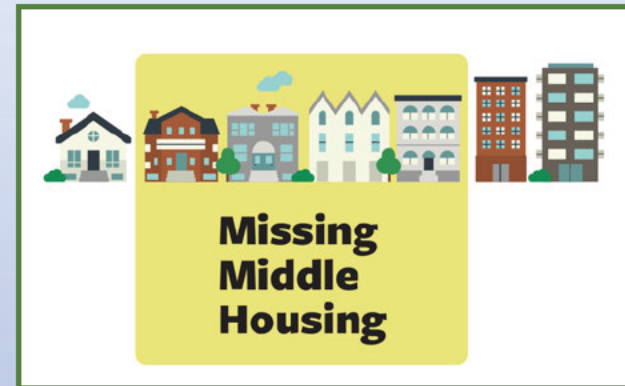
Marg Gardiner,
President, JBNA

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Considerations: MMH and OCP initiatives

*City of Victoria
Public Hearing
4th August 2022*



**Official Community
Plan** Update



... does MMHI satisfy objectives for James Bay?

Objectives for Missing Middle



- Improve options for families to stay in the city
- Increase the supply and variety of ground-oriented housing
- Support car-light lifestyle, public transit service, and walkable neighbourhood centres
- Ensure look and feel of new development is a good fit, supports social interaction, and sense of place
- Support conservation and re-use of character homes
- Be responsive to BC Building STEP Code requirements
- Support a healthy urban forest

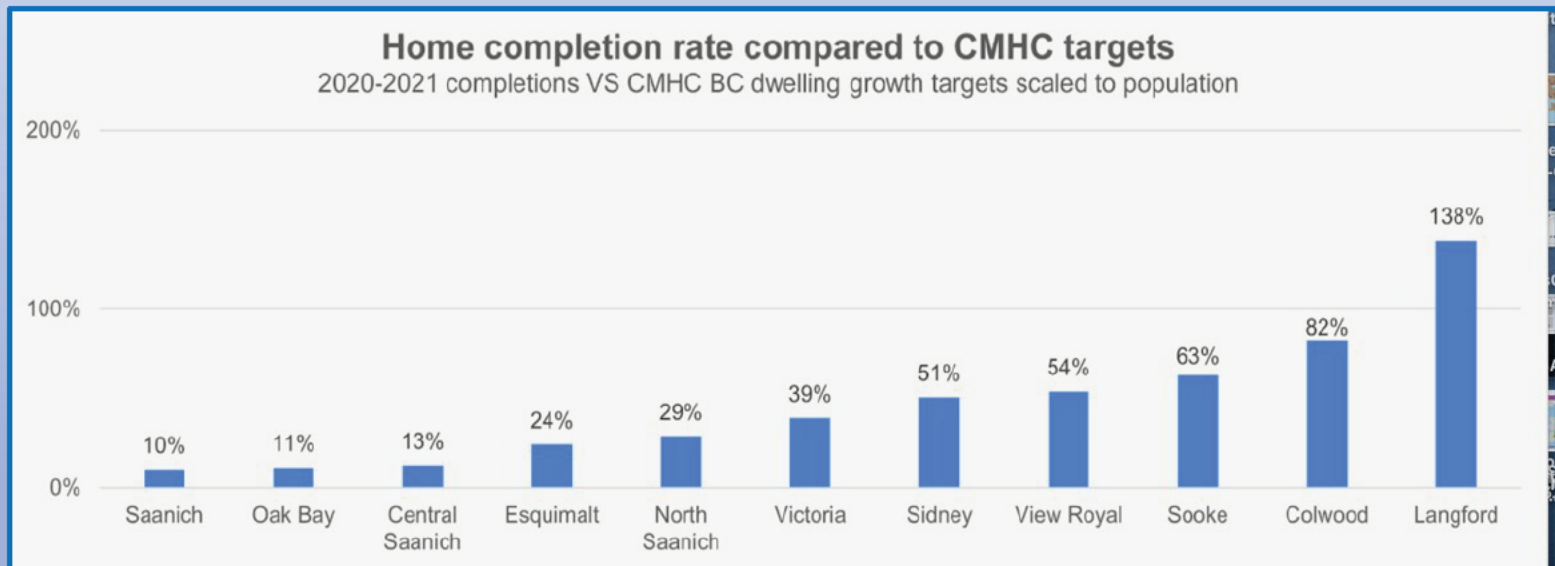
(Not in any order and not an exhaustive list – tell us more!)

CMHC targets - Home Completion rates

CoV + neighbours

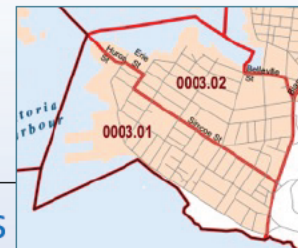
| | |
|-----------|-----|
| Victoria | 39% |
| Saanich | 10% |
| Esquimalt | 24% |
| Oak Bay | 11% |

barchart scaled to population. . . .
imagine if scaled to land base



2021 StatsCanada Census – CoV, neighbours and JB

JB greater pop than Sidney, North Saan, View Royal, Metcho, Highlds



| | Metropol.. Victoria | Victoria | Esquimalt | Oak Bay | Saanich | James Bay |
|---------------------------------------|--------------------------------|-----------------|------------------|----------------|----------------|------------------|
| Pop, 2021 | 397,237 | 91,867 | 17,533 | 17,990 | 117,735 | > 12,771 |
| Pop, 2016 | 367,770 | 85,792 | 17,655 | 18,094 | 114,148 | 11,988 |
| Pop % change, 2016 to 2021 | 8.0 | 7.1 | - 0.7 | - 0.6 | 3.1 | 6.5 |
| Total private dwellings | 186,674 | 53,070 | 8,995 | 8,168 | 50,064 | 7,970 |
| Pop density (ppl/km ²) | 571.3 | 4,722.3 | 2,476.7 | 1,710.1 | 1,136.6 | 6,583 |
| Land area (km ²) | 695.29 | 19.45 | 7.08 | 10.52 | 103.59 | 1.94 |

Note: JBNA's StatsCan JB population is about 300-400 light

Regional needs need to be shared ... with land base considerations

homes for everyone in the country
who wants to live here

NOT FEASIBLE

homes for military recruits working
in Esquimalt

NOT VICTORIA PRIORITY

homes for those who are working (or
want to work) at BC Ferries, Swartz Bay

NOT VICTORIA PRIORITY

homes for those working at Jubilee
Hospital and University of Victoria
and students at Camosun/UVic

*SHARED with SAANICH and
OAK BAY*

Diversity of homes for those in need, those
with lower incomes, those who own businesses,
professionals, retirees, and . . .

*VICTORIA PRIORITY within
sustainable limits following
good planning practices
which enhance quality of life
for those living here.*

2021 StatsCanada Census – CoV and James Bay

| | CoV | | JB | | Cov-JB | | |
|----------|--------|--------|--------|--------|--------|--------|-----|
| | 2021 | 2016 | 2021 | 2016 | 2021 | 2016 | |
| 0 to 14 | 8,450 | 7,935 | 905 | 810 | 7,545 | 7,125 | 6% |
| 15 to 29 | 17,515 | 18,090 | 1,725 | 1,695 | 15,790 | 16,395 | -4% |
| 30 to 44 | 22,475 | 19,125 | 2,460 | 2,150 | 20,015 | 16,975 | 18% |
| 45 to 59 | 16,105 | 16,435 | 2,055 | 2,190 | 14,050 | 14,245 | -1% |
| 60 to 74 | 17,890 | 16,080 | 3,365 | 3,140 | 14,525 | 12,940 | 12% |
| 75+ | 9,435 | 8,135 | 2,250 | 2,020 | 7,185 | 6,115 | 17% |
| | 91,870 | 85,800 | 12,760 | 12,005 | 79,110 | 73,795 | 7% |

JB has **14% of CoV population** and ½ of hotels and marine commercial areas (GVHA/Coast Guard F&O, DND) but ~ **10% of CoV land**

Note: JBNA's StatsCan JB population is about 300-400 light

2021 StatsCanada Census – CoV and JB aging

| | 2021 | | 2016 | | 2011 | |
|----------|---|--------------|---|--------------|---|--------------|
| | Victoria City minus James Bay | James Bay | Victoria City minus James Bay | James Bay | Victoria City minus James Bay | James Bay |
| 0 to 14 | 10% | 7% | 10% | 7% | 9% | 7% |
| 15 to 29 | 20% | 14% | 22% | 14% | 24% | 16% |
| 30 to 44 | 25% | 19% | 23% | 18% | 22% | 18% |
| 45 to 59 | 18% | 16% | 19% | 18% | 21% | 21% |
| 60 to 74 | 18% | 26% | 18% | 26% | 14% | 20% |
| 75 + | 9% | 18% | 8% | 17% | 9% | 17% |
| | 100% | 100% | 100% | 100% | 100% | 100% |

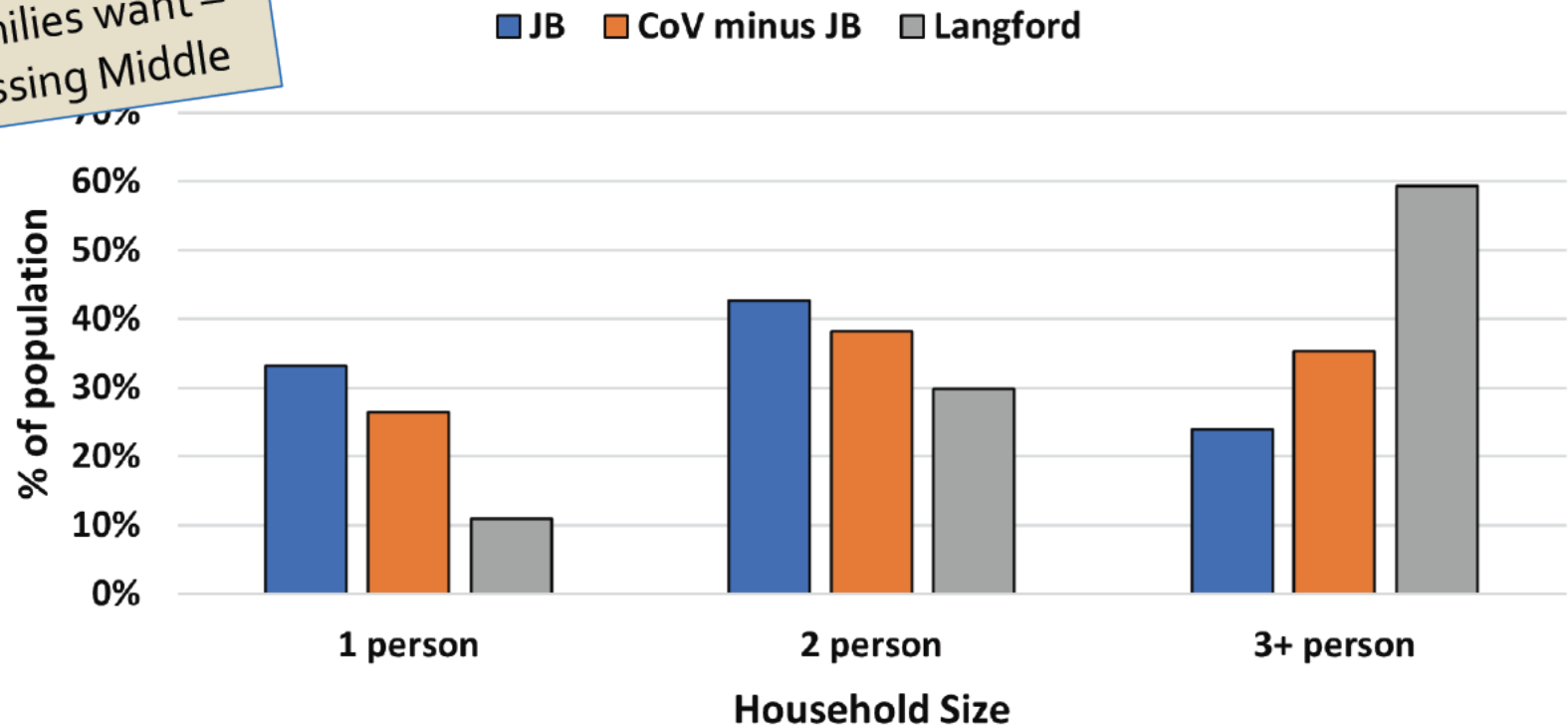
JB has **44%** > 60 yrs of age (7% increase in 10 yrs)

CoV minus JB **27%** > 60 yrs of age (4% increase in 10 yrs)

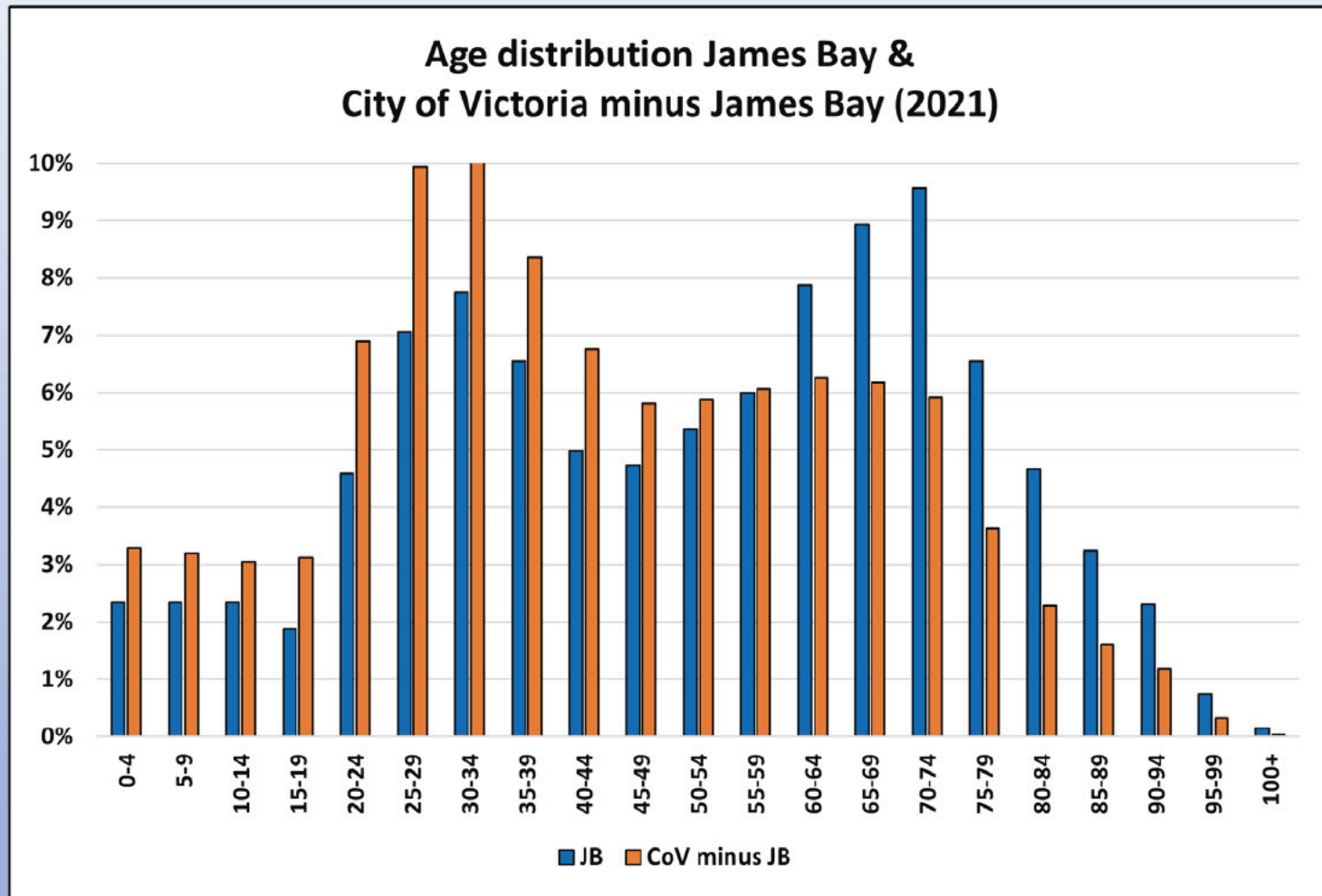
2021 StatsCan – City losing families, twenty and forty year olds

City needs housing that families want – Missing Middle

% Population vs. Household Size (2021)



2021 StatsCanada Census – First look at Data



What is Family Housing?

Families with children

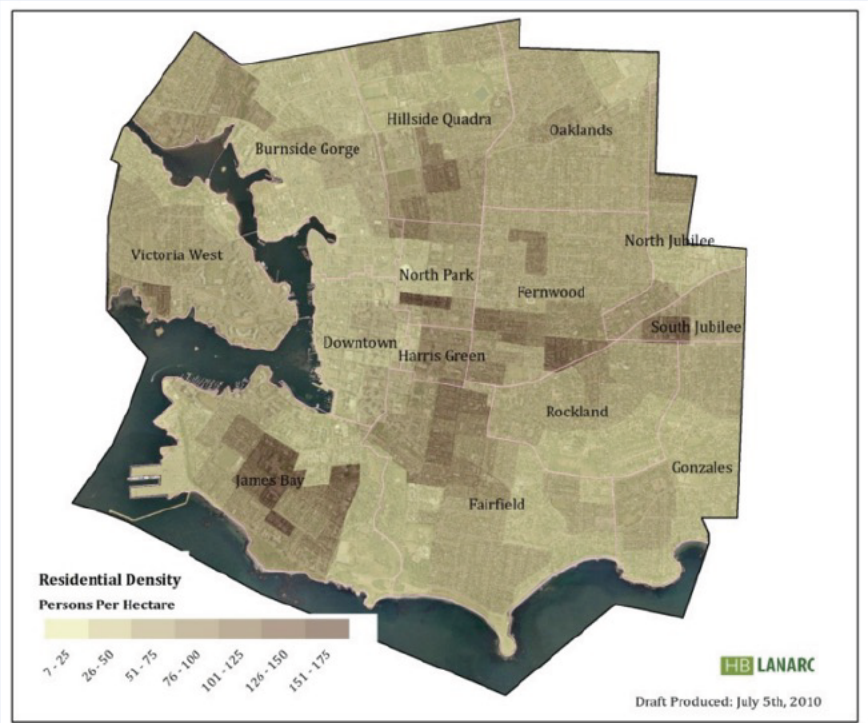
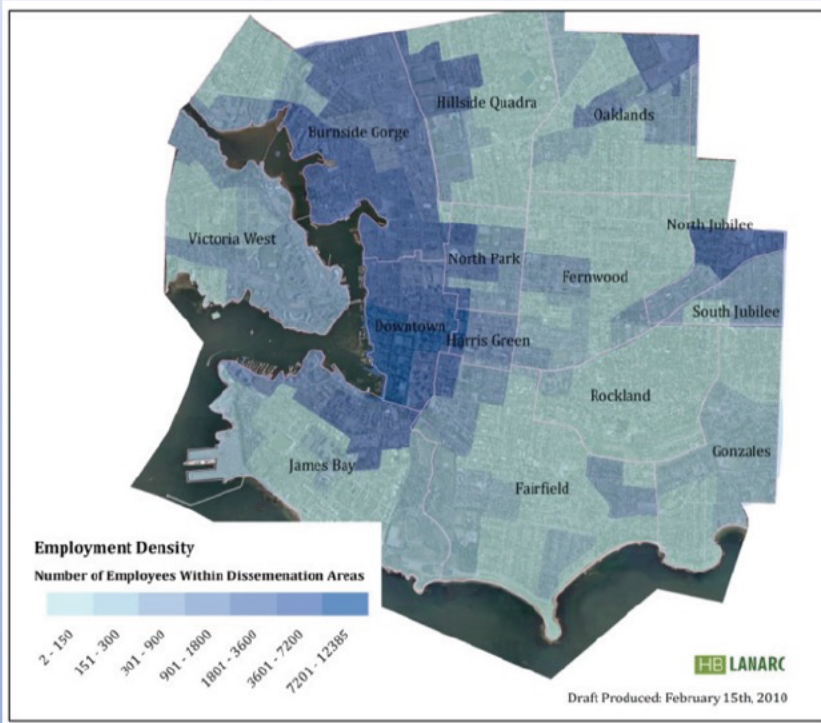
- ground-oriented entry
- **ground-oriented, or porch, outdoor space (dedicated or limited common property)**
- preferably low street traffic (away from intersections)
- space for bikes and car (modo difficult with 2 car-seat need)
- space in home for baby carriage/other
- **3 bedrooms minimum (flex office)**
- safe environment (important for all residential - but more so)
- accessible housing often necessary (and needs overlap)

Households without children

- housing where dedicated or limited common property outdoor space could be a deck at 2-storey height or higher
 - housing suitable for families with children
 - accessible housing often necessary (and needs overlap)
-

Priority for new housing:

... near employment areas and transport corridors east/west and north of downtown (minimize traffic through downtown)



Perception of MMH Initiative: Mixed messaging Promotional images – not quite right! In fact, wrong

Schematic circulated via social media states “yellow zones currently only allow for single-family dwellings”

Definition and renderings of houseplexes varied

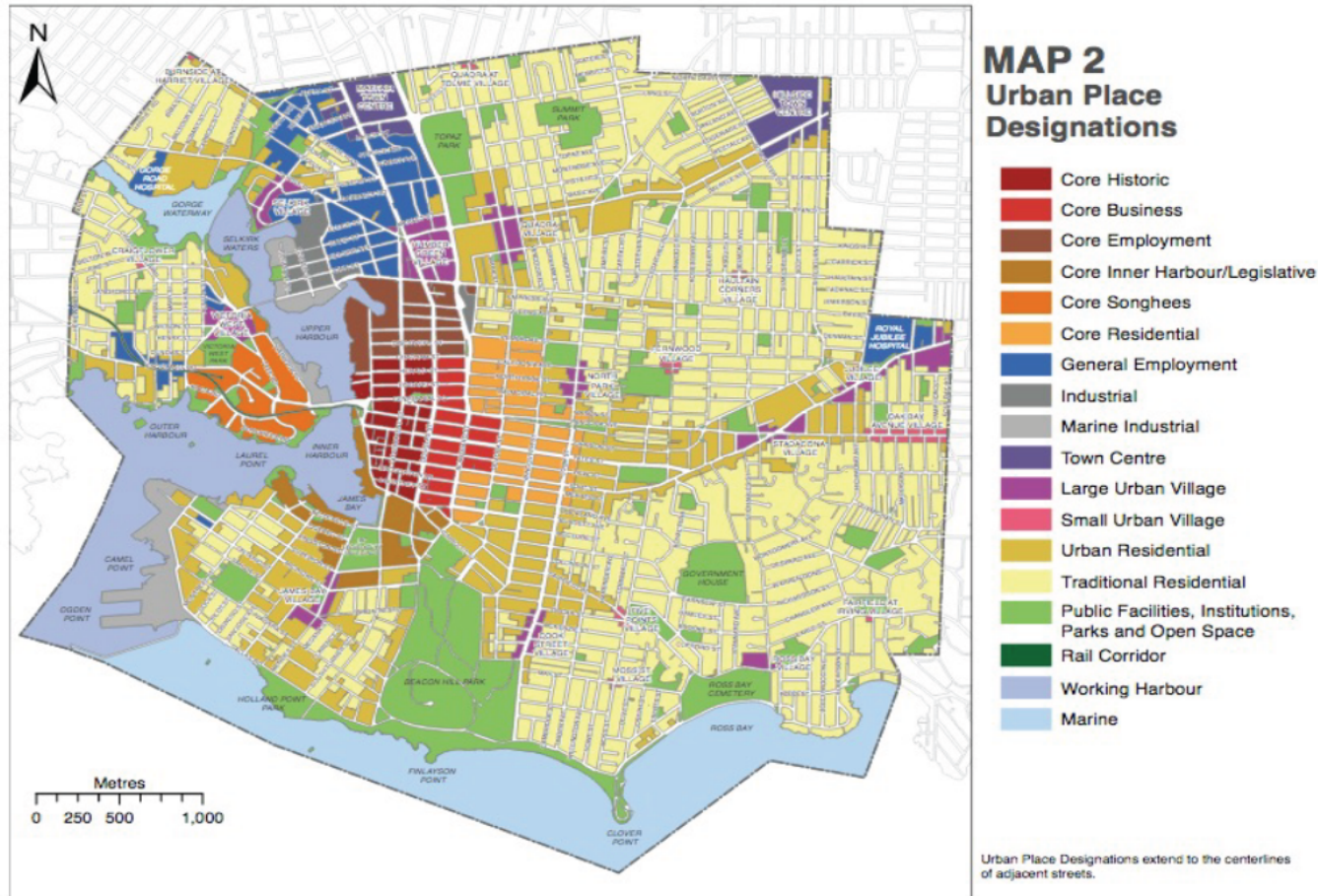
JB experiences with proponents stating City wanted houseplex - not positive



The yellow zones currently only allow for single-family dwellings. The missing middle initiative looks to change that. (Courtesy of City of Victoria)

Perception of MMH Initiative: The simplistic and Urban Residential supporting MMH Zoning not emphasized

SECTION 6: LAND MANAGEMENT AND DEVELOPMENT



Information needed to make informed position . . . what has not been promoted (current zoning density)

Almost all light yellow is JB is
R-2 and many flatted



Most residential housing in James Bay is within and beyond the density being proposed in the Missing Middle Initiative:

R-K Medium Density attached homes

R3-H high density

R3-L Low density multiple dwelling

R3-2 Multiple Dwelling

R3-B Bonus multiple dwelling

The one R-1 property which stands out in the CoV 2010 JB Zoning Map is R1-B for MacDonald Park.

Example of location zoned for Missing Middle Housing



Quebec & Montreal

Prepared for

MIKE SERIC

0 25m 50m

N



Quebec & Montreal

Prepared for

MIKE SERIC

D'AMBROSIO
ARCHITECTURE + URBANISM

8

OCP Urban Residential

R-K zoning:

medium density
attached dwelling district

Any number of
4-townhouse complexes

R3-2 Renewal ahead

4-storey rental structures aging

R3-2

... the multiple dwelling
may have a maximum
height of 22 m

Result: 6+ storeys

James Bay, with NO further
rezonings may reach pop of
15,000 within 10 years.

FOR SALE - Cushman & Wakefield presents 95 suites ideally located in [#victoriabc](#)'s premium Downtown-neighbouring community of James Bay. Situated on over 1.5 acres of beautifully landscaped property on the corner of Simcoe & Oswego, steps to the Dallas Road Seawall, beaches, and the view that Victoria is famous for. Steps to James Bay Village shopping. A short walk to the Inner Harbour and Downtown. Email tim.sommer@cushwake.com for details.

[#vancouverisland](#) [#vancouverislandrealestate](#) [#multifamily](#)
[#multifamilyinvestments](#) [#multifamilyrealestate](#)



FOR SALE

AQUARIUS APARTMENTS

215 OSWEGO STREET • VICTORIA, BC

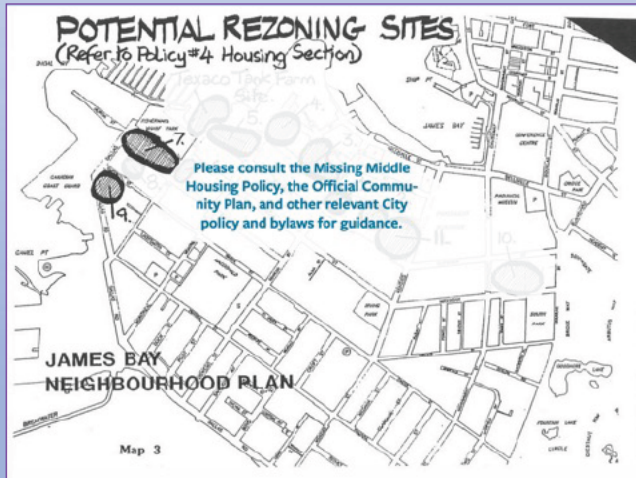
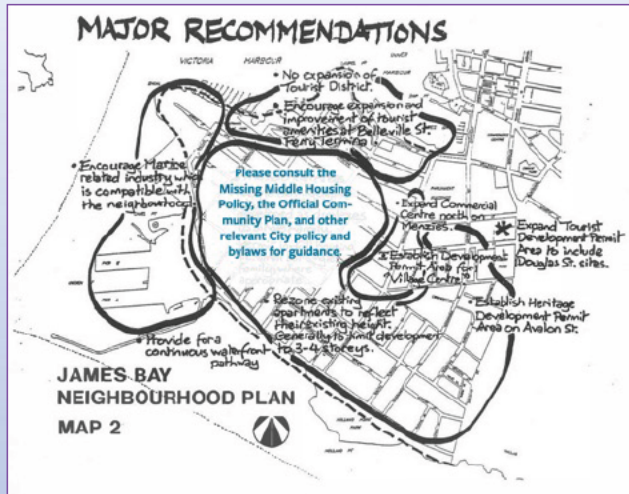


A rare opportunity to acquire over 1.5 acres of multi-residentially zoned inner-city revenue property with both operating and potential densification upside

2022 Draft Neighbourhood Plan Updates

Missing Middle Housing Initiative

**DRAFT: Rec'd
July 11/12, 2022**



48. **Site 8: R-2 (Two Family Dwelling District) to R-K (Medium Density Attached Dwelling District). Approved.**

49. **Site 9 - (60 Dallas Road)**

The existing zoning be retained and this site be considered in the context of the development of a future harbour plan which would eventually form part of the Official Community Plan.

430. **Site 10: R-2 (Two Family Dwelling District) to R3-A (Low Profile Multiple Dwelling District). Approved.** Please consult the Missing Middle Housing Policy, the Official Community Plan, and other relevant City policy and bylaws for guidance.

431. **Site 11: R-2 (Two Family Dwelling District) to CR-3M (Comprehensive Residential Apartment Modified District). Approved.** This site is provincially owned and is part of the land being discussed in the Accord. Any development should reflect the character of the streetscape on Menzies and include some residential development and should have commercial uses at grade.

5. Consider applications for rezoning for small lot single family houses or for new two family houses or multi-unit units and in conformity to the criteria already established by the City.

6. That Council review the conversion regulations contained in the Zoning Regulation Bylaw to limit the number of permitted units.

7. That Council review current zoning to prohibit Rest Homes in zones such as R32, R3AM and R3A.

8. **Please consult the Missing Middle Housing Policy, the Official Community Plan, and other relevant City policy and bylaws for guidance.**

9. Through Development Permit Areas, improve and upgrade select streetscapes by restricting any new development to fit in with existing streetscapes.

a) Require any infill to be sympathetic in scale, design, form and materials to surrounding units.

b) Protect trees and natural vegetation that line streets.

MMHI – consequences and implications

Family Housing needed (at all income levels)

Implications of MMHI as currently proposed

Broken trust:

- Incomplete information
- Not full/appropriate consultation (IAP2)
- Applying 'blanket' zoning to different areas disregards current zoning and area needs and owner's expectation
- OCP no longer to be considered an agreement of trust

Other implications:

- Forcing owners into Strata governance
 - CoV staff positions: e.g. loss of need for waste collection
 - Loss of affordable housing (suites currently in larger houses)
 - Rise in property (land) values
 - Reduction in housing diversity – City needs R-1 and R-2
 - Threat to heritage era housing SIGNIFICANT in James Bay
 - Removes family housing zone (small lot)
-

Does MMHI satisfy objectives for James Bay? NO

Objectives for Missing Middle



- Improve options for families to stay in the city
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(Not in any order and not an exhaustive list – tell us more!)



JBNA asks. . . Zoning and Housing

Family Housing needed (at all income levels)

but MMH needs a rethink . . .

Missing information

- current zoning maps
- current employment and population density maps
- population density if current OCP zoning realized
- transportation impacts
- MMH potential impact on existing housing street-by-street (e.g. types of MMH possible due to current housing lot sizes and locations)

Pilot project

- in neighbourhood near to employment centres

Rethink needs and MMH. . after providing missing information and consultation . . . neighbourhood by neighbourhood(s)

Respect current zoning and JBNP and need for family housing

It started with Gentle Density
3 homes on one property (strata or rental)



3 households
Family of 4
Couple near retirement
Single adult