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**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

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**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

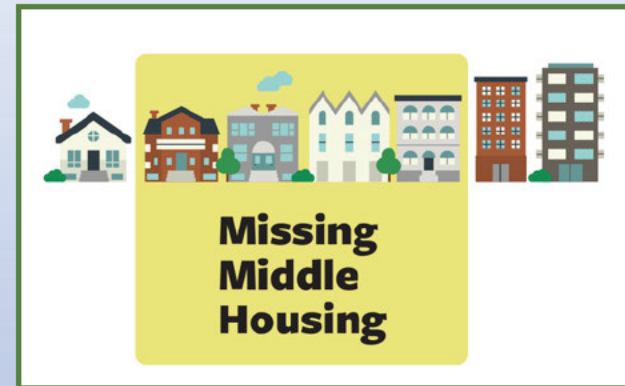
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## Considerations: MMH and OCP initiatives

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*City of Victoria  
Public Hearing  
4<sup>th</sup> 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

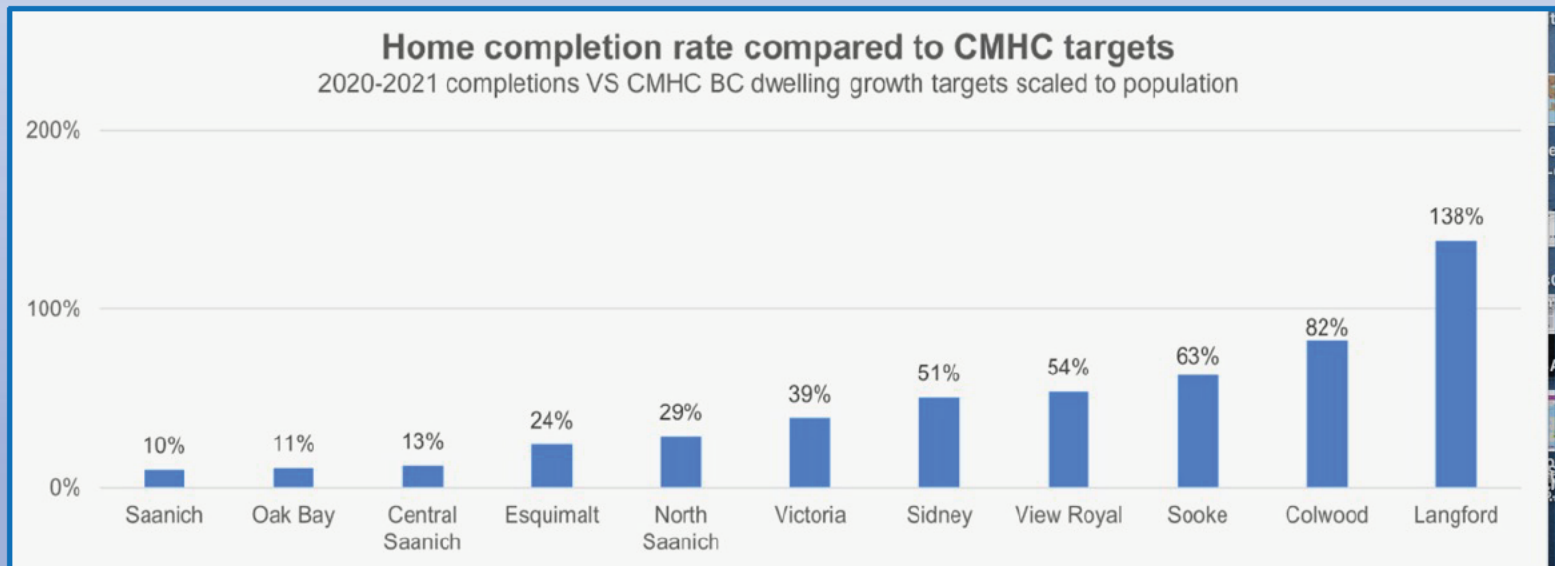
(Not in any order and not an exhaustive list – tell us more!)

## CMHC targets - Home Completion rates

CoV + neighbours

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

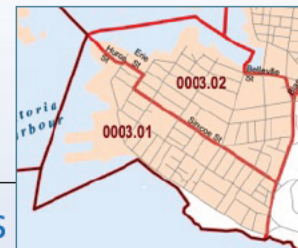
*barchart scaled to population. . . .*  
*imagine if scaled to land base*





## 2021 StatsCanada Census – CoV, neighbours and JB

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



	<b>Metropol.. Victoria</b>	<b>Victoria</b>	<b>Esquimalt</b>	<b>Oak Bay</b>	<b>Saanich</b>	<b>James Bay</b>
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	<b>- 0.7</b>	<b>- 0.6</b>	3.1	6.5
Total private dwellings	186,674	53,070	8,995	8,168	50,064	7,970
Pop density (ppl/km <sup>2</sup> )	571.3	4,722.3	2,476.7	1,710.1	1,136.6	6,583
Land area (km <sup>2</sup> )	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

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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.*

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## 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)

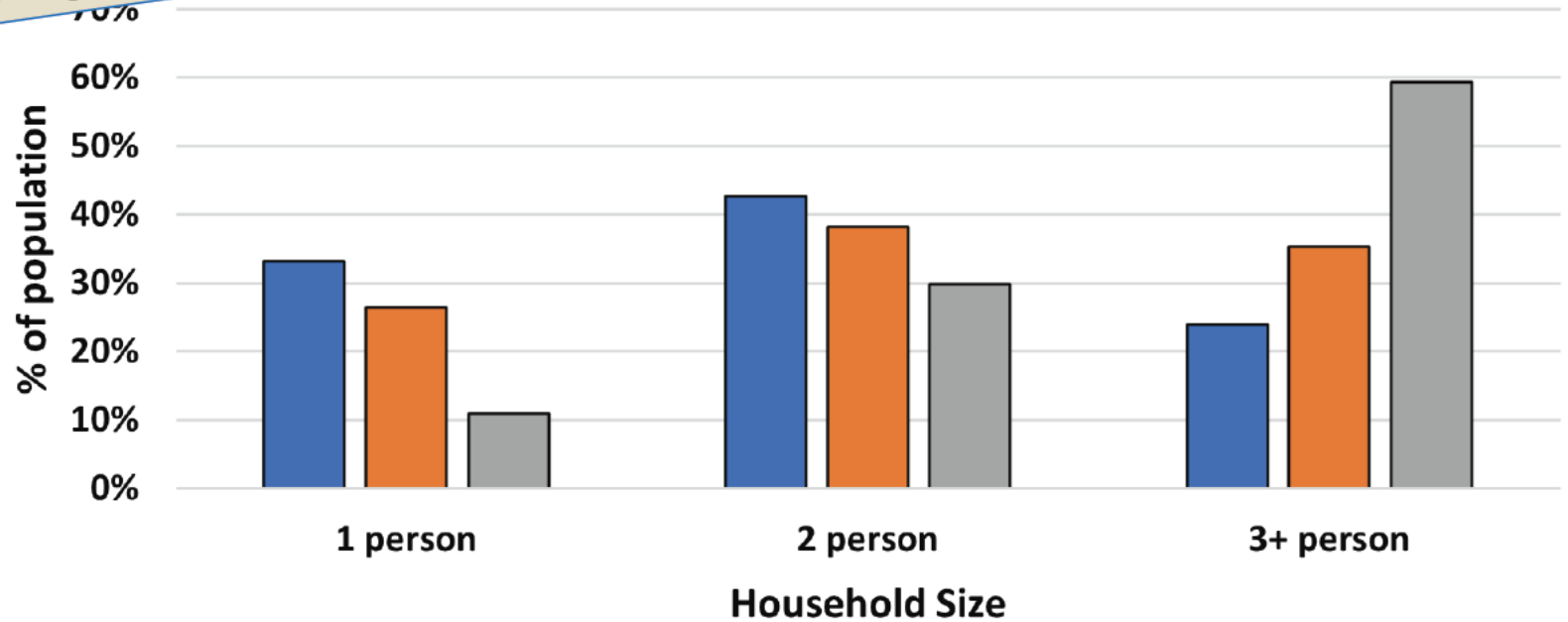
CoV minus JB **27%** > 60 yrs of age (4% increase in 10 yrs)

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

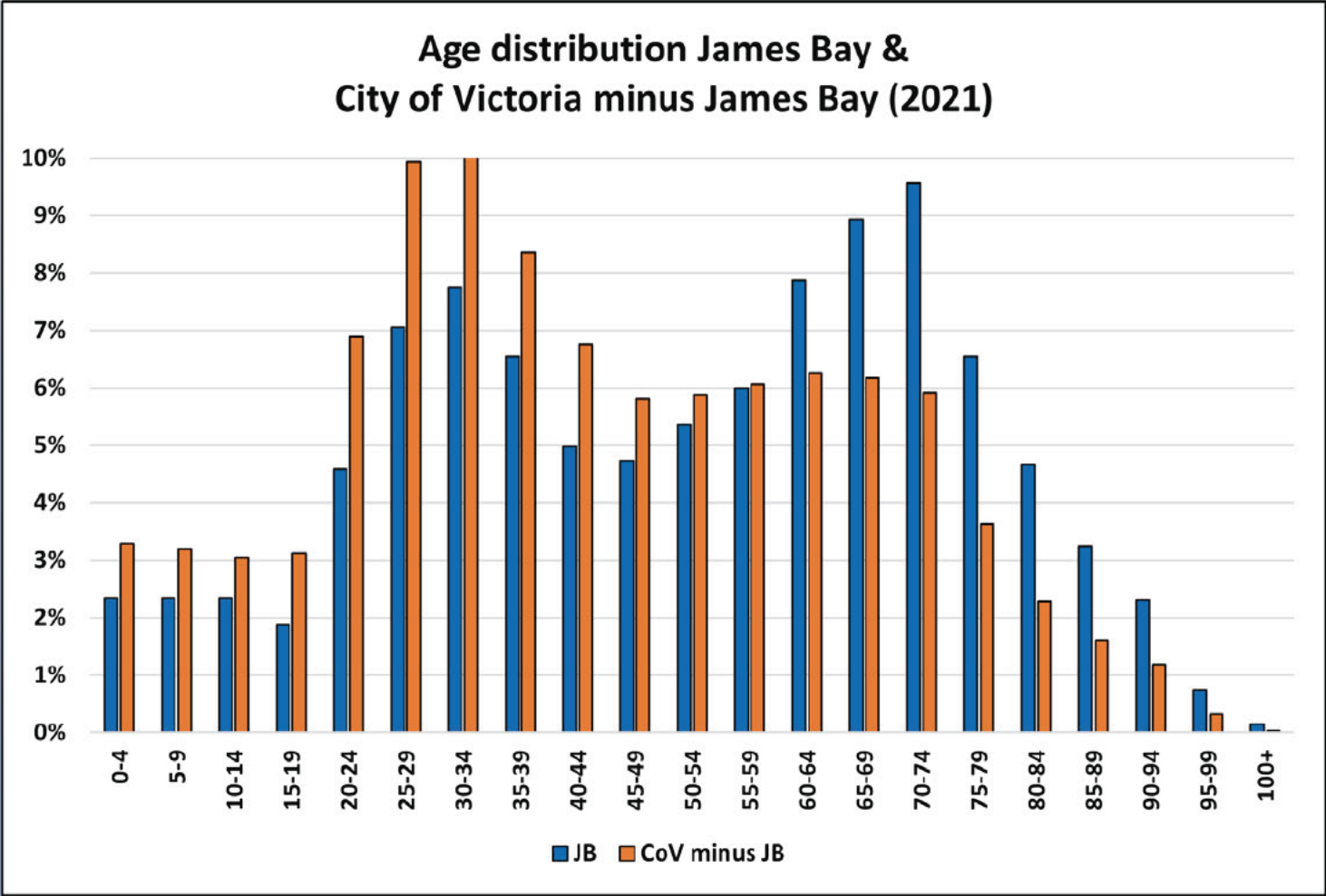
City needs housing that families want – Missing Middle

## % Population vs. Household Size (2021)

■ JB ■ CoV minus JB ■ Langford



# 2021 StatsCanada Census – First look at Data



# What is Family Housing?

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## 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)

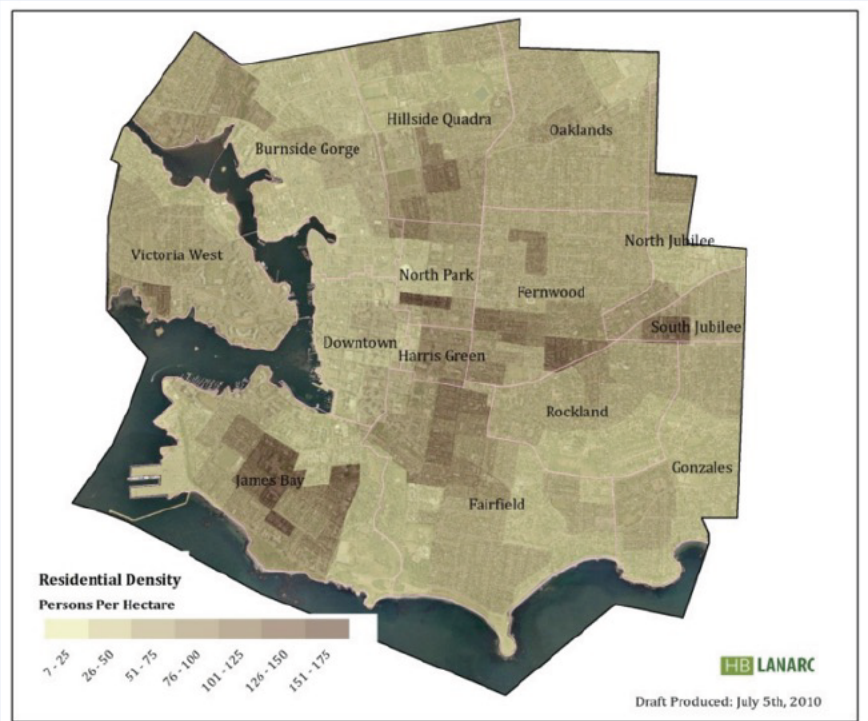
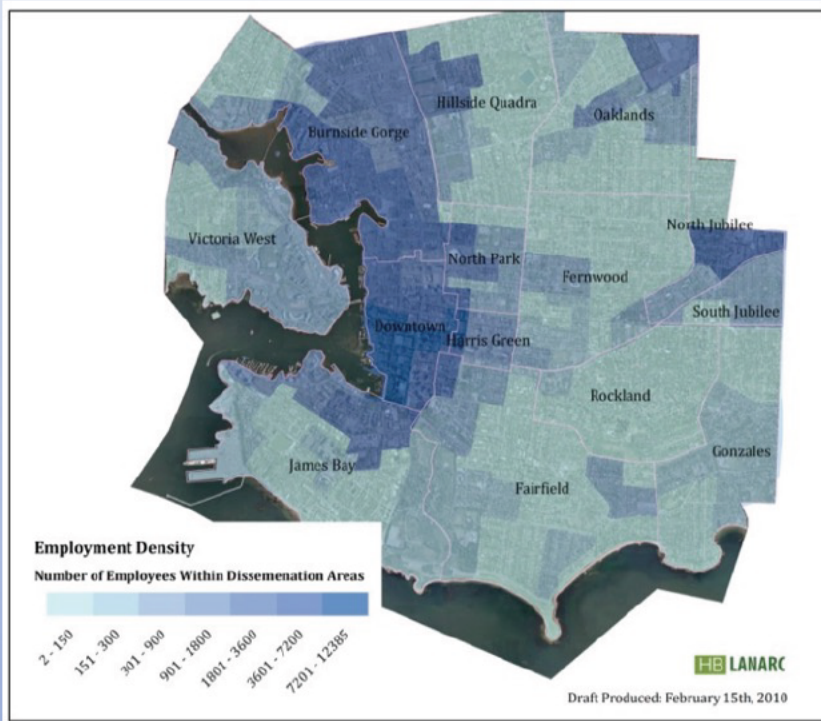
## Households without children

- 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”

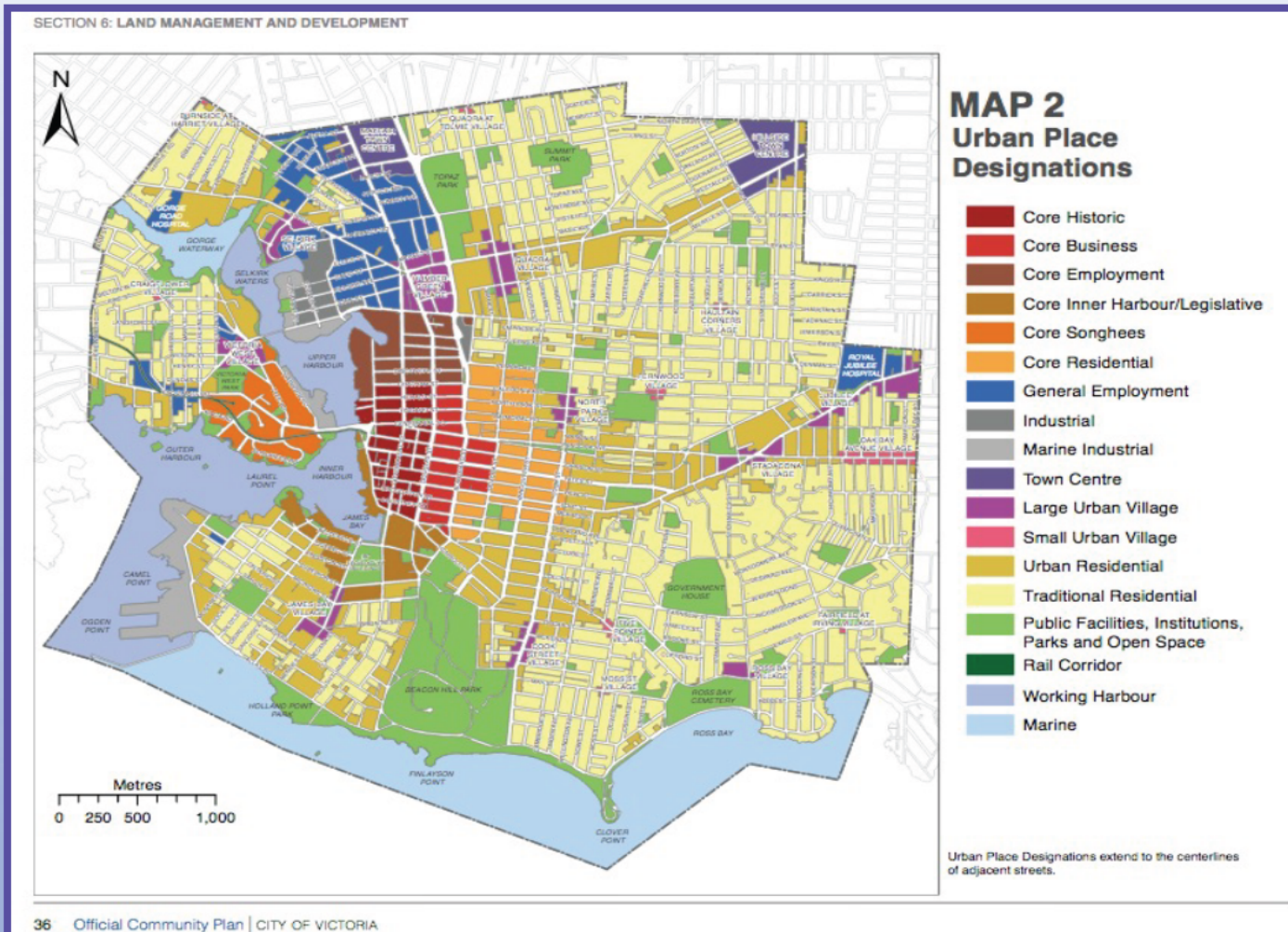
Definition and renderings of houseplexes varied

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



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

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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.

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# Example of location zoned for Missing Middle Housing



Quebec & Montreal Prepared for MIKE GERIC ARCHITECTURE + URBAN SIM

## OCP Urban Residential

**R-K zoning:**  
medium density  
attached dwelling district  
Any number of  
4-townhouse complexes



Quebec & Montreal Prepared for MIKE GERIC ARCHITECTURE + URBAN SIM D'AMBROSIO ARCHITECTURE + URBAN SIM 8

## 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](mailto:tim.sommer@cushwake.com) for details.

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[#multifamilyinvestments](#) [#multifamilyrealestate](#)



FOR SALE

**AQUARIUS APARTMENTS**

215 OSWEGO STREET • VICTORIA, BC



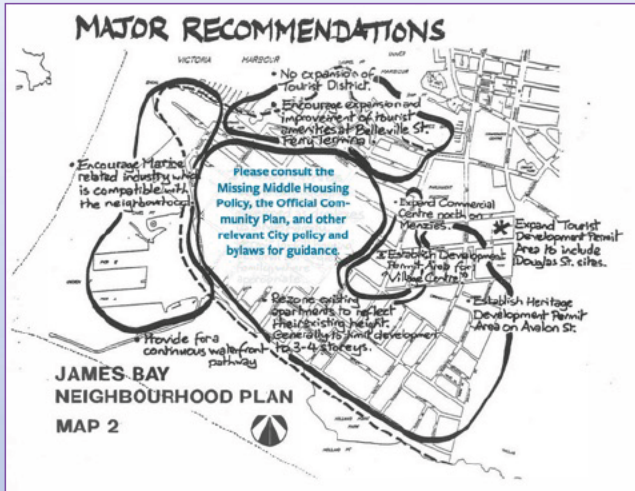
A rare opportunity to acquire over 1.5 acres of multi-residentially zoned inner-city revenue property with both operating and potential densification upside



# 2022 Draft Neighbourhood Plan Updates

## Missing Middle Housing Initiative

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



- 4.8 Site 8: R2 (Two Family Dwelling District) to R-K (Medium Density Attached Dwelling District). *Accepted.*
- 4.9 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**.
- 4.10 Site 10: R-2 (Two Family Dwelling District) to R3-A (Low Profile Multiple Dwelling District). 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**. Please consult the Missing Middle Housing Policy, the Official Community Plan, and other relevant City policy and bylaws for guidance.
- 4.11 Site 11: R-2 (Two Family Dwelling District) to CR-3M (Commuter Residential Apartment Modified District). This site is provincially owned and is part of the Redwing Harbour in the Accord. Any development should reflect the character of the area and should 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 housing on their own merits 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 structures.
  - 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)

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### 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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- Support a healthy urban forest

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





## JBNA asks. . . Zoning and Housing

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*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 MMHI. . after providing missing information and consultation . . . neighbourhood by neighbourhood(s)**

**Respect current zoning and JBNA and need for family housing**

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



3 households  
Family of 4  
Couple near retirement  
Single adult