



Council Member Motion
For the Committee of the Whole Meeting of January 5, 2023

To: Committee of the Whole **Date:** December 1, 2022
From: Councillor Thompson and Councillor Loughton
Subject: Near-term Measures to Encourage More Housing and Affordability

BACKGROUND

The shortage of rental suites and other homes, and high rents and housing costs, amounts to a housing crisis and needs to be addressed. Availability and affordability are required in Victoria and throughout the region. The City has a number of initiatives in various stages of design and implementation that eventually will help provide more new housing and/or affordability (e.g. Rapid Deployment of Affordable Housing Initiative, Villages and Corridors Planning, and Missing Middle). The Premier of BC has also announced that the provincial government will be enabling more new housing, although these initiatives may take time to be implemented and provide results.

Other measures can be taken by the City, which can be separate from and independent of the above initiatives, and complement them. In some cases, existing buildings and land can be better used to provide more housing, housing diversity and choice - expanding the continuum of housing options, and generating less waste and GHG emissions than the teardown-build cycle.

RECOMMENDATIONS

That Council:

1. direct staff to report to Council the implications of, and with recommendations for, amending the House Conversion Regulations in order to encourage more units in a wider range of houses. The report should address and consider innovations, but not be limited to:
 - a. relaxing or removing the restrictions related to year of construction of houses and lot dimensions, the restrictions on changes, the unit maximums, the minimum floor areas, and the storey maximums;
 - b. adding garden suites;
 - c. enhancing communications to the public about the availability of house conversions.
2. direct staff to report to Council the implications of, and with recommendations for, bylaw amendments to permit three suites (suites includes garden suites and tiny homes as appropriate) in the City's current detached dwelling and duplex zones, to permit suites in

existing small-lot properties, and to allow for additions to buildings in cases where units are secured rental.

3. direct staff to report to council the implications of, and with recommendations for, bylaw amendments and other policies that remove minimum parking requirements for most or all Victoria homes and lots, and to advise on expanding adoption of transit passes for tenants, car share, bike/mobility scooter parking, maximum parking requirements and other transportation demand measures, and providing more disabled parking spaces for apartment buildings and streets.
4. formally endorses the Calls to Action of the fourteen non-profit housing providers that make up the Vancouver Island Housing Leadership Network (VIHLN) and requests that the Mayor write to the other municipalities in the Region to encourage them to endorse and implement the Calls.
5. advocate, along with other municipalities and the UBCM, to the provincial government to introduce an amendment to the Local Government Act that would phase out the grandfathering of year-round short-term rentals in existing units and buildings.
6. direct staff to consider the timing and priority of the above initiatives in light of workload demands, other initiatives currently underway, and the goal of accelerating housing availability and affordability.

Respectfully submitted,



Councillor Thompson



Councillor Loughton