



**Council Member Motion**  
**For the Committee of the Whole Meeting of June 1, 2023**

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**To:** Committee of the Whole **Date:** May 17, 2023  
**From:** Councillor Dave Thompson and Councillor Susan Kim  
**Subject:** Disincentives to attached homes

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**BACKGROUND**

Attached homes - apartments, townhouses, triplexes, condos, etc.- tend to be more affordable and more efficient in terms of land use than single detached houses. About 80% of Victoria residents live in attached homes.

Victoria's population is growing at an increasing rate, as more and more people across BC and beyond move to this City to enjoy its quality of life, services and amenities. Given that Victoria is not going to be producing more land, it stands to reason that our anticipated population growth will be almost entirely accommodated by new attached homes.

However, new attached homes face a number of requirements, fees, guidelines, processes and other policy disincentives compared to new single detached houses. These disincentives make new attached homes less affordable, location-restrictive, and negatively impacts the number of potential new homes built to accommodate current and future residents. Additional impacts of such policy disincentives already contribute to very low vacancy rates, and thus high rents and a troubling increase in tenant precarity.

Council should discuss those disincentives and determine ways to reduce them.

**RECOMMENDATION**

That Council direct staff, as staff conduct their normal course of work in coming months, to:

- accumulate a list of the various requirements, fees, guidelines, processes and other policy disincentives faced by new attached homes compared to new single detached houses; and,
- Bring the list to Committee of the Whole for discussion a date to be determined upon staff advice.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Dave Thompson".

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Councillor Dave Thompson

A handwritten signature in blue ink, appearing to read "Susan Kim".

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Councillor Susan Kim