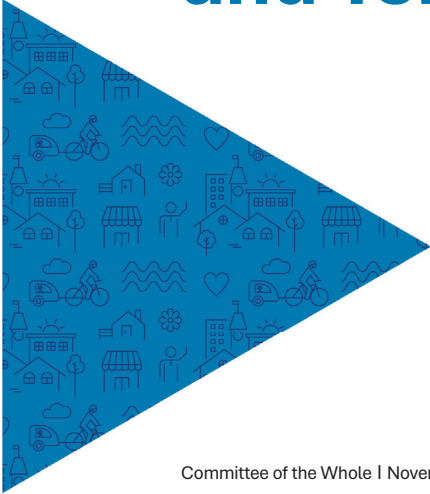


2024

CITY OF VICTORIA | Planning and Development

Interim Housing Needs Report and Tenant Protection



Committee of the Whole | November 14, 2024



Purpose

Overview and recommendations for:

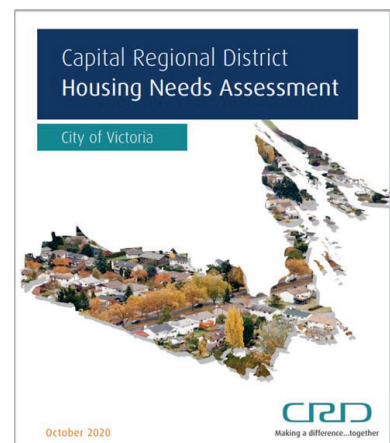
- 1. Interim Housing Needs:** Interim Housing Needs Report (Attachment 1) and addressing long term housing needs.
- 2. Advancing Tenant Protection:** Tenant Protection Bylaws and Development Permit Areas for tenant protection.

1. Interim Housing Needs Report



Background

- In the fall of 2023, the provincial government introduced pro-active planning legislation
 - Includes requirement for municipalities to prepare an **Interim Housing Needs Report** by January 1, 2025
 - Supplements the City's first Housing Needs Assessment (October 2020)



Interim Housing Needs Report

Current and Future Need:

- Housing Needs Report Method based on six components
- Estimate 5-year (8,254) and 20-year (26,604) housing unit needs

Key Actions Taken:

- Fast Track for Affordable Housing
- Missing Middle Initiative
- Affordable Housing Rental Tax Exemption Bylaw
- Family Housing

Comparing Methods and Estimates

- Housing Needs Report Method and OCP Goal Posts Method:
 - Independently developed but well aligned
 - Similar Results: Only 2% difference (2041 estimates)
 - Key Difference: OCP Goal Posts consider longer-term planning horizon (to 2050)

	Housing Needs Report Method	OCP Goal Post Method
20-year Housing Need (2021-2041)	26,604 units	26,060 units
30-year Housing Need (2021-2050)	-	34,600 units

Addressing Housing Needs through the OCP Update

- **Pro-active planning legislation:** Local governments must provide 20-year housing capacity by updating their OCPs and zoning bylaws by December 31, 2025
- **OCP update:** The City is well underway with updating Victoria's land use framework (OCP & zoning) to address needed housing capacity



2. Advancing Tenant Protection

Existing Tenant Assistance Policy

- Tenant Assistant Policy (TAP) was approved in 2018 to mitigate the impacts of tenant displacement due to redevelopment
- Applied in the context of a rezoning application

New Tools to Support Tenants

- Proactive planning means fewer rezonings
- New authority to establish:
 - **Tenant Protection Bylaws**
 - **Tenant Protection Development Permit Areas**
- Key benefits:
 - Require tenant protections for any development permit application - not just rezoning applications
 - More tools for enforcement

Transitioning the City's Approach to Tenant Protection

- **Transitioning the policy to a bylaw:**
 - Apply to a broader range of development applications
- **Considering a Development Permit Area for tenant protection:**
 - Require compliance as a condition of development permits
- **Reporting back to Council:**
 - Provide consultation summary and seek direction to prepare bylaws
 - Align with OCP Update report in early 2025

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Conclusion

- **2024 Interim Housing Needs Report:** estimates need for 26,604 housing units by 2041
- **OCP 10-Year Update and Zoning Modernization:** accommodating long-term housing needs from Interim Housing Needs Report
- **Tenant Protection Bylaw and Tenant Protection Development Permit Area:** supports shift towards pro-active planning and strengthens protections for tenants

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Recommendation

Interim Housing Needs Report:

- Recommend Council receive and publish the 2024 Interim Housing Needs Report (Attachment 1), to enable the City to comply with the mandated provincial requirement to complete an interim report by January 1, 2025

Advance Tenant Protection:

- Recommend Council direct staff to:
 - Conduct necessary consultation for a new Tenant Protection Bylaw and an associated Development Permit Area for tenant protection, enabled through new provincial authorities
 - Report back with a consultation summary and seek direction to prepare bylaws, when staff reports back to Council on the OCP Update in early 2025

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Current and Future Need

Five- and twenty-year housing need estimates, calculated using the Housing Needs Report Method:

Component	5-Year Housing Unit Needs	20-Year Housing Unit Needs
A. Extreme Core Housing Need	975	3,898
B. Persons Experiencing Homelessness	221	442
C. Suppressed Household Formation	406	1,625
D. Anticipated Growth	5,924	17,725
E. Rental Vacancy Rate Adjustment	155	619
F. Additional Local Demand	573	2,292
Total New Units – 5 years (Year 2026)	8,254	
Total New Units – 20 years (Year 2041)		26,604

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