



## Council Report

For the Meeting of May 25, 2017

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**To:** Committee of the Whole **Date:** May 11, 2016  
**From:** Jonathan Tinney, Director, Sustainable Planning and Community Development  
**Subject:** Minimum Unit Sizes

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### RECOMMENDATION

1. That Council consider first and second readings of Bylaw No. 17-049.
2. That Bylaw No. 17-049 be considered at a Public Hearing.

### BACKGROUND

Removing minimum unit sizes in multi-unit zones across Victoria was identified as a way to improve the diversity of housing options in the City in the *Victoria Housing Strategy 2016-2025*.

Staff prepared amendments to the *Zoning Regulation Bylaw*, which were considered at a Public Hearing on January 26, 2017, but referred back to Committee of the Whole on February 2, 2017, where Council amended the motion as follows:

1. That Council direct staff to revise the draft bylaw to establish minimum unit sizes of 33m<sup>2</sup> in all zones outlined in the report with the exception of R3-A-SC Zone, Low Profile Multiple Dwelling (Senior Citizen).
2. That for a Development Variance Permit to authorize anything under the 33m<sup>2</sup>, staff should engage the applicant with regard to a housing agreement for the property.

The bylaw now before Council is to address item 1: to set a minimum unit size of 33m<sup>2</sup> in each of the five multi-unit zones in Victoria where the current minimum unit size is greater than 33m<sup>2</sup>. The following table shows how the sizes will change:

Zone		Minimum Floor Area m <sup>2</sup>	New Minimum Floor Area m <sup>2</sup>
R3-AM-1	Mid-Rise Multiple Dwelling District	33	No change
R3-AM-2	Mid-Rise Multiple Dwelling District	33	No change
<b>R3-G</b>	<b>Garden Apartment District</b>	<b>33.5</b>	<b>33</b>
R-78	McClure Street Multiple Dwelling District	33	No change
R3-A-SC	Low Profile Multiple Dwelling (Senior Citizen) District	28	No change

Zone		Minimum Floor Area m <sup>2</sup>	New Minimum Floor Area m <sup>2</sup>
<b>R3-L</b>	<b>Low Density Multiple Dwelling District</b>	<b>46</b>	<b>33</b>
R3-1	Multiple Dwelling District	33	No change
R3-2	Multiple Dwelling District	33	No change
R3-B	Bonus Multiple Dwelling District	33	No change
R3-H	High Density Multiple Dwelling District	33	No change
<b>R3-S</b>	<b>Special Multiple Dwelling District</b>	<b>74</b>	<b>33</b>
R3-A1	Low Profile Multiple Dwelling District	33	No change
R3-A2	Low Profile Multiple Dwelling District	33	No change
CR-3	Commercial Residential Apartment District	33	No change
CR-3M	Commercial Residential Apartment Modified District	33	No change
<b>CR-G</b>	<b>Commercial Residential Gorge Road District</b>	<b>76</b>	<b>33</b>
C1-NM	Neighbourhood (Modified) Shopping District	33	No change
CR-4	Upper Cook Commercial Residential District	33	No change
CR-NP	North Park Commercial Residential District	33	No change
CR-4-OB	Oak Bay Commercial Residential District	33	No change
T-6	James Bay Transient Accommodation District	33	No change
<b>CHP-R3</b>	<b>Cathedral Hill Precinct (Multiple Dwelling) District</b>	<b>37</b>	<b>33</b>

Respectfully submitted,



Lindsay Milburn  
Senior Planner - Housing Policy  
Community Planning

Alt.



Jonathan Tinney  
Director  
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager:

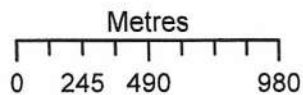



Date: May 16, 2017

#### List of Attachments

- Attachment 1: Zoning maps showing affected zones.
- Attachment 2: Zoning Amendment Bylaw No. 17-049





- City Boundary  
 Lands subject to the proposed bylaw