

Public Engagement Outputs

This summary includes the responses of individuals who were at the Workshop hosted by Mayor Helps on June 1 and those who provided written feedback through housing@victoria.ca. Most submissions expressed general support for the Task Force recommendations. In certain cases, specific recommendations were identified as either supported, not supported, or supportable with an identified condition. The tables below identify the number of times each recommendation was specifically identified as either supported or not supported, and presents any conditions that were recommended.

YEAR 1 - Build Capacity			
Recommendation	Support	Against	Suggested Amendment or Condition
1. Minimize and prorate fees for affordable housing projects.	1		
2. Allow for higher densities and greater heights than permitted within existing zones in exchange for affordable housing units.	3	3	Not beyond what City currently allows in OCP and DCAP. Support only if neighbourhoods have their say. And include measures for green development.
3. Create an inventory of publicly and privately-held lots suitable for affordable infill.	2		
4. Review Victoria Housing Reserve allocation of \$10,000 per unit of affordable housing to determine whether there is a need to increase the amount of dollars per door.	3		Providing additional fees are not required. Consider a "per-bedroom" grant to promote family housing.
5. Investigate options to expand the capacity of the Victoria Housing Reserve through alternative financing mechanisms.	2		Providing additional fees are not required. Consider low-rate loans for secondary suites.
6. Expedite conversion of motels and other transient accommodations to residential, where appropriate, and expand conversion opportunities to all downtown zones.	2	2	This will negatively impact the Burnside neighbourhood.

YEAR 1 - Remove Barriers			
Recommendation	Support	Against	Suggested Amendment or Condition
1. Expedite development approval and permitting process by:			
a. Allowing rezoning applications for affordable housing projects to by-pass the pre-application meeting required with CALUCs.	1	13	
b. Delegating more approval authority within the development permit and heritage alteration permit processes.	1		
c. Continuing to give priority status to affordable housing applications within the development approval process.	1		
2. Waive development cost charges (DCCs) for affordable housing projects.	1	1	Would consider reduced fees.
3. Remove minimum unit size requirements within the <i>Zoning Regulation Bylaw</i> and <i>Conversion Guidelines – Transient to Residential Accommodation</i> .	2	2	In some zones, not all. Support only with good evidence based research.
4. Amend <i>Schedule G – House Conversion Regulations</i> of the <i>Zoning Regulation Bylaw</i> to better facilitate conversion of single detached housing units to multi-unit buildings.	2		With evidence based research.
5. Reduce parking requirements within <i>Schedule C – Off-Street Parking</i> of the <i>Zoning for selected housing types, zones and geographic locations (e.g. urban villages) Regulation Bylaw</i>	3		Visitor parking requirements in strata developments should be retained.
6. Remove the rezoning requirement within the <i>Garden Suite Policy</i> .	4	2	Retain meeting with CALUC. Add laneway housing.
7. Remove the restriction within the <i>Garden Suite Policy</i> that prohibits development of garden suites on properties with secondary suites.	4		
8. Amend <i>Schedule J – Secondary Suite Regulations</i> of the <i>Zoning Regulation Bylaw</i> by eliminating the minimum size requirement and the restriction on dwellings that have been renovated in the past five years.	1	1	Need data to support this recommendation.

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YEAR 2 - Build Capacity			
Recommendation	Support	Against	Suggested Amendment or Condition
1. Consider a variety of innovations such as facility sharing, unbundled parking, increased density, land use mix, transit accessibility, car-sharing options, and demographic needs and incomes within the scheduled review of Schedule C – Off-Street Parking of the Zoning Regulation Bylaw.	1	1	Need data to support this recommendation.
2. Direct City staff to report to Council with recommendations on implementing inclusionary zoning as a way to support the development of more affordable	3	1	Provide a definition of "inclusionary zoning". Move this to Year 1.
3. Contribute land at no cost or at reduced market value for the development of affordable housing projects, where possible.	2	4	Consider long-term, below-market leasing rather than donating land. Could this be done sooner?
4. Create incentives that support converting underutilized or unused spaces above commercial properties into residential use.	2		
5. Create a real estate function within the City's administration that can purchase and sell property for the purpose of creating affordable housing.	3	2	

YEAR 3 - Build Capacity			
Recommendation	Support	Against	Suggested Amendment or Condition
1. Review and strengthen the <i>Property Maintenance Bylaw</i> and the resources to administer the Bylaw in order to better protect quality of life and promote safe housing conditions for all residents of Victoria.	4	2	Only with wide consultation on existing bylaw deficiencies and support Revitalization Tax Credits No, this is province's responsibility.
2. Designate a lead City liaison for landlords and tenants on housing issues that are within the City's jurisdiction.	4	2	Do this in Year 1. No, this is province's responsibility. Support if City can recoup costs through bylaw enforcement fees.
3. Investigate and implement appropriate incentives (e.g. grants, tax credits, loans and/or loan guarantees) that can assist landlords in maintaining and/or improving affordable market and non-market housing.	1	1	
4. Develop policies and procedures for establishing affordable housing agreements that include: consistent and transparent processes; guarantees or protections for the long-term security of tenure and affordability of units; and/or supports for other housing affordability measures (e.g. inclusionary zoning requirements, revitalization tax credits, etc.).	1	1	Use strong business plans as criteria for approvals of affordable housing.
5. Investigate opportunities for the City to support the development of affordable ownership programs (e.g., shared equity, non-profit) by hosting a workshop for City staff, housing providers, developers and builders.	3		Add co-ops.

YEAR 3 - Remove Barriers			
Recommendation	Support	Against	Suggested Amendment or Condition
1. Review the <i>Zoning Regulation Bylaw</i> to ensure it accommodates a variety of housing types (e.g., fee-simple row housing, co-housing, and where appropriate, strata conversion and subdivision of oversized lots for infill) that can be used to achieve greater owner affordability in the housing market.	3	1	Why in year 3 as opposed to year 1? Need to clarify what this means.

Recommended Additions: (Suggested recommendations that were not identified by the Task Force)

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Exempt small homes from the requirement that a second floor can't exceed 70% of the main floor area (R1-G zone).
Incorporate the "Well Building Standard" into all new housing developments in the city. <http://delos.com/about/well-building-standard/>
Consider providing Victoria Housing Reserve grants to individuals building secondary suites.
Adjust the minimum ceiling height for a secondary suite to below 2.0 meters.
Better define what is meant by "affordable housing".
Create regulations for the development of "cob housing".
Support community organizing that supports increased housing supply in existing neighbourhoods.
Provide non-profit housing providers with a permissive tax exemption.
Consider incentives for the development of "passive" housing to improve ecological performance of buildings.
City should consider purchasing properties in other municipalities in the region and setting up supportive and affordable housing in these locations.

Parking Lot: (Recommended actions that were outside the scope of the Task Force)

Support the implementation of the recommendations of the 2013 Ombudsperson's Report on Seniors Care.
<https://www.policyalternatives.ca/publications/reports/ombudspersons-report-seniors-care>
Increased disposable income for seniors and better home care support for seniors of low income.
Continue to insist on high building design standards, even for affordable housing developments.
Consider converting 'retired' public transit buses into temporary shelter for people who are homeless.