

**MAYOR'S TASK FORCE ON HOUSING AFFORDABILITY
DRAFT RECOMMENDATIONS (May 27, 2015)**

YEAR 1 (2016)

THEME: Increase City of Victoria's capacity to support development of affordable housing

Draft Recommendations:

1. Minimize and prorate fees for affordable housing projects.
2. Allow for higher densities and greater heights than permitted within existing zones in exchange for affordable housing units.
3. Create an inventory of publicly and privately-held lots suitable for affordable infill.
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.
5. Investigate options to expand the capacity of the Victoria Housing Reserve through alternative financing mechanisms.
6. Expedite conversion of motels and other transient accommodations to residential, where appropriate, and expand conversion opportunities to all downtown zones.

YEAR 1 (2016)

THEME: Remove barriers to the development of more affordable housing options

Draft Recommendations:

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 Community Association Land Use Committees.
 - b. Delegating more approval authority within the development permit and heritage alteration permit processes.
 - c. Continuing to give priority status to affordable housing applications within the development approval process.
2. Waive development cost charges (DCCs) for affordable housing projects.
3. Remove minimum unit size requirements within the *Zoning Regulation Bylaw* and *Conversion Guidelines – Transient to Residential Accommodation*.
4. Amend *Schedule G – House Conversion Regulations* of the *Zoning Regulation Bylaw* to better facilitate conversion of single detached housing units to multi-unit buildings.
5. Reduce parking requirements within *Schedule C – Off-Street Parking* of the *Zoning Regulation Bylaw* for selected housing types, zones and geographic locations (e.g. urban villages).
6. Remove the rezoning requirement within the *Garden Suite Policy*.
7. Remove the restriction within the *Garden Suite Policy* that prohibits development of garden suites on properties with secondary suites.
8. Amend *Schedule J – Secondary Suite Regulations* of the *Zoning Regulation Bylaw* by eliminating the minimum size requirement and the restriction on dwellings that have been renovated in the past five years.

**MAYOR'S TASK FORCE ON HOUSING AFFORDABILITY
DRAFT RECOMMENDATIONS (May 27, 2015)**

YEAR 2 (2017)

THEME: Increase City of Victoria's capacity to support development of affordable housing

Draft Recommendations:

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*.
2. Direct City staff to report to Council with recommendations on implementing inclusionary zoning as a way to support the development of more affordable housing.
3. Contribute land at no cost or at reduced market value for the development of affordable housing projects, where possible.
4. Create incentives that support converting underutilized or unused spaces above commercial properties into residential use.
5. Create a real estate function within the City's administration that can purchase and sell property for the purpose of creating affordable housing.

YEAR 3 (2018)

THEME: Increase City of Victoria's capacity to support development of affordable housing

Draft Recommendations:

1. Review and strengthen the *Property Maintenance Bylaw* 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.
2. Designate a lead City liaison for landlords and tenants on housing issues that are within the City's jurisdiction.
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.
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.).
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.

YEAR 3 (2018)

THEME: Remove barriers to the development of more affordable housing options

Draft Recommendation:

1. Review the *Zoning Regulation Bylaw* 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.