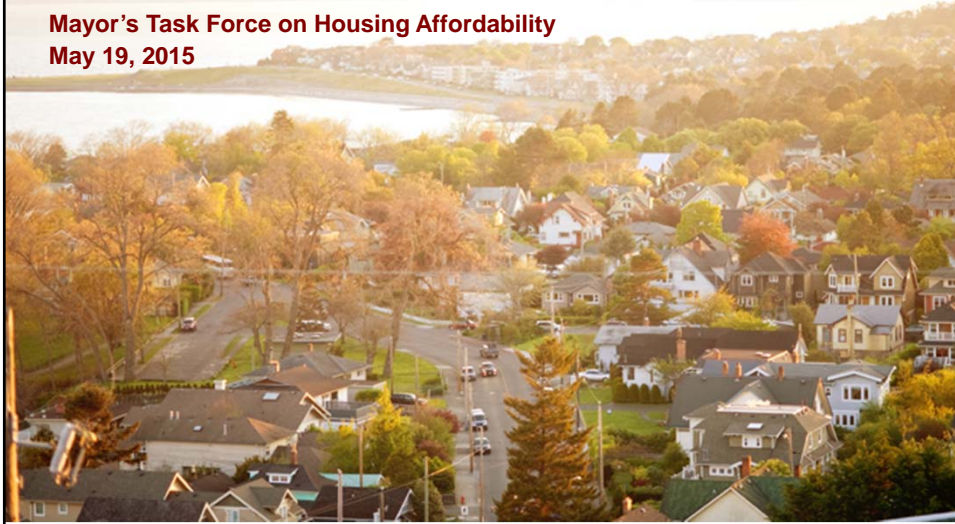


Inclusionary Zoning Options

Mayor's Task Force on Housing Affordability
May 19, 2015



Outline

- Inclusionary Zoning – Description
- Local examples
- Victoria Context:
 - Downtown Core Area Plan Density Program
 - Density Outside the Downtown Area
- Potential Recommendation





Inclusionary Zoning – What is it?

- The process whereby a municipality, by ordinance, sets forth a minimum percentage of units to be provided in a specific residential development as affordable to households at particular income levels



Goals of Inclusionary Zoning

- Create more affordable housing
- Use market mechanisms
- Sustain mixed income communities
- Distribute affordable housing fairly among communities





Inclusionary Zoning – Features and Options

- Rates: Fixed or Flexible
- Development Scale/Size
- Market Conditions that Support Policy
- Options:
 - Off-site Development
 - Banking
 - Contributions to Affordable Housing Funds



Cities Using Inclusionary Approaches

City	Langford	Richmond	Vancouver	Burnaby
Rate	1 in 15 units	5%	Up to 20%	None
Type	Fixed	Fixed	Flexible	Flexible
Options	Contribution to Affordable Housing Fund	None	100% rental or 20% below market	None
Development Focus	Single Detached Communities	Multi-unit over 80 units	Up to six storey on arterial or 3.5 within 100m of arterial	No specific focus





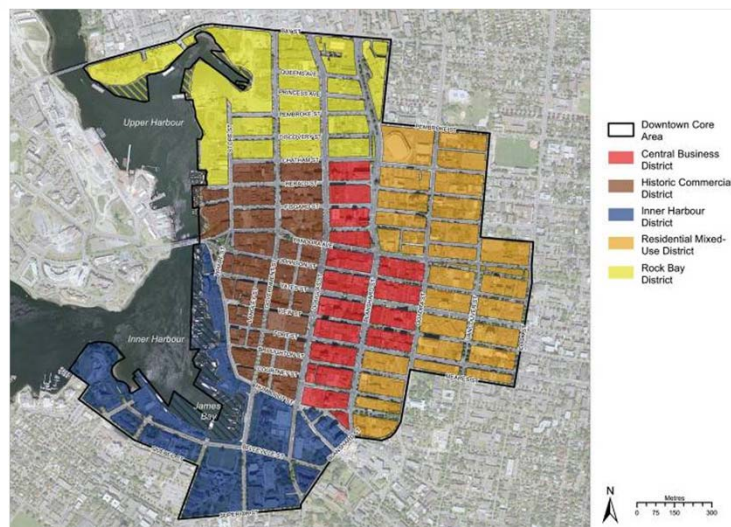
City of Victoria Context: Downtown Core Area Plan



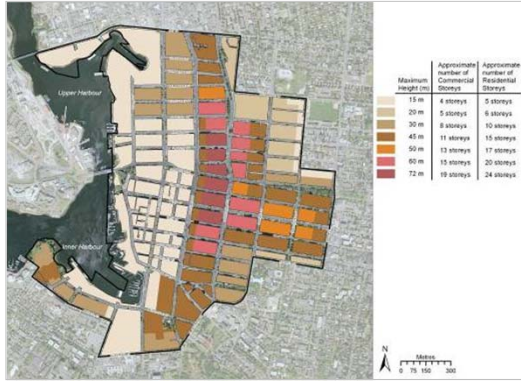
- Approved September , 2011
- Master plan for broader Downtown Core Area
- Comprehensive policy guidance for growth and development



Plan Districts



Building Height



- Increased Building Heights in Strategic Locations
- Urban Amphitheatre Concept
- Protects integrity and scale of historic old town area
- Recognizes sensitivity around Inner Harbour
- Scales down to surrounding residential neighbourhoods



Density Bonus System



- Balances density with enhanced livability through contribution to public amenities
- Base density and maximum density
- Monetary contribution for provision and conservation of key public amenities
- (Discounted) monetary contribution based on land lift analysis





Amenity Funds

Downtown Core Area Public Realm Improvement Fund

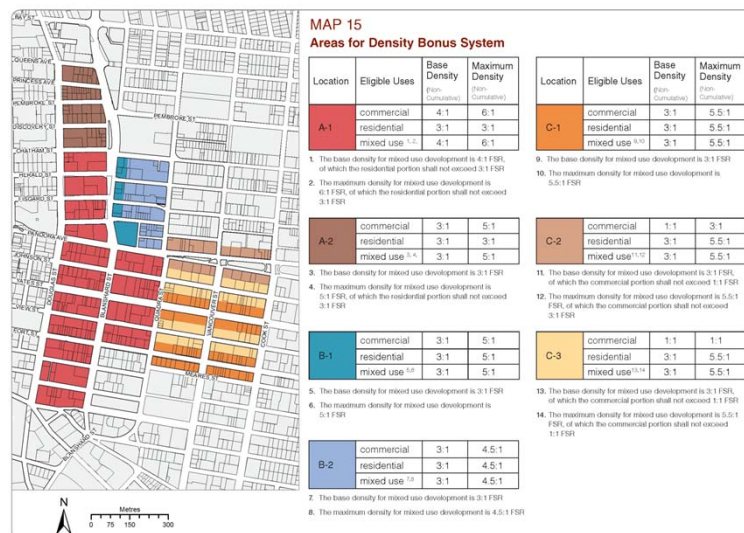
- 75% of monetary contributions
- Offsets cost of key public realm improvements
- Parks, plazas, Harbour Pathway, streetscape improvements

Downtown Heritage Buildings Seismic Upgrade Fund

- 25% of monetary contributions
- Offsets portion of seismic upgrading cost for downtown heritage buildings
- Supplements existing heritage tax incentive and grant programs
- Requires physical rehabilitation and Municipal Heritage Designation



Density Bonus System





Potential Program for Outside Downtown

- Council directed exploration of options
- Focused on key growth areas above 1.2 FSR
- Economic analysis completed
- Recommendation report being prepared



Selected Urban Place Designations

FOR INTERNAL USE ONLY

- Town Centre
- Large Urban Village
- Small Urban Village
- Urban Residential

Note: The Urban Residential Urban Place Designation only depicts areas as specified in the Official Community Plan section 6.23 (page 40).





Potential Task Force Recommendation

- That City staff be directed to explore and report to Council with recommendations regarding the potential opportunities and implications of using inclusionary zoning as a way to support the development of more affordable housing.