

6.0 Housing

6.1 CONTEXT

Housing in View Royal and the Capital Regional District as a whole is increasingly challenged by rising land and construction costs, demographic shifts, and limited land available for new development. Many residents are living in housing that is no longer suitable for their needs, including older adults seeking to downsize and families seeking attainable, appropriately-sized homes. Inadequate housing options and growing risks of homelessness further highlight the need for greater diversity in housing types and tenures.

The 2024 View Royal Interim Housing Needs Report outlined the most current housing conditions in the community. The report highlighted the following Core Housing Need by housing tenure in 2021:

- 0.90% of owner households
- 9% of renter households were in Core Housing Need.

It is estimated that an additional 174 suitable, affordable, and adequate homes are necessary to meet this need by the year 2041. A further 842 units are necessary to address extreme core housing, persons experiencing homelessness, suppressed household formation, anticipated growth, rental vacancy rate adjustment, and local demand in View Royal. Considering the lifetime of this OCP extends beyond the year 2041 to 2050, a total of 4,189 units may be necessary to meet the needs identified in the HNR.

With little vacant land remaining within the Town's Urban Containment Boundary, most new residential development will occur through redevelopment of older housing stock and infill within existing neighbourhoods. Addressing community housing needs and desires will require an expanded supply of ground-oriented, family-friendly housing, such as townhouses, secondary and garden suites, duplexes, and house-plexes, and detached homes that occupy a smaller building footprint.

The purpose of this section is to provide policy direction that supports suitable, attainable, and affordable housing forms for all View Royal residents.

The following OCP Goals may be achieved through the policy direction provided in this section:

- Diverse and Affordable Housing
- Regional Partnerships

The Town's [2024 Housing Needs Assessment Report](#) identifies the breakdown of existing housing need in View Royal and the type of housing that is required to address this need.

6.2 OBJECTIVES

6.2.1 HOUSING DIVERSITY AND SUPPLY

Support the diversification and overall supply of housing throughout the Town, including affordable, supportive and non-market rental housing.

6.2.2 AGE-FRIENDLY HOUSING

Encourage accessible housing design that allows residents to age-in-place and enables residents to live and remain in their community, despite differences in individual lifestyle, income, and health.

6.2.3 PRESERVE STABLE LONG-TERM RENTALS

Seek opportunities to preserve long-term rental housing stock that is suitable, adequate, and affordable, to ensure long-term housing stability and affordability in the community.

6.2.4 HOUSING FOR PEOPLE

Continue to support the provision of a diverse range of housing types and tenures to meet the diverse needs of current and future View Royal residents, including families, seniors, people with diverse abilities, physical disabilities, and low-income households.

6.2.5 HOUSING PARTNERSHIPS

Explore opportunities to develop new partnerships and strengthen existing partnerships with non-profit housing providers, BC Housing, and Capital Regional Housing Commission to ensure View Royal can continue support affordable housing initiatives in the community.

6.3 POLICIES

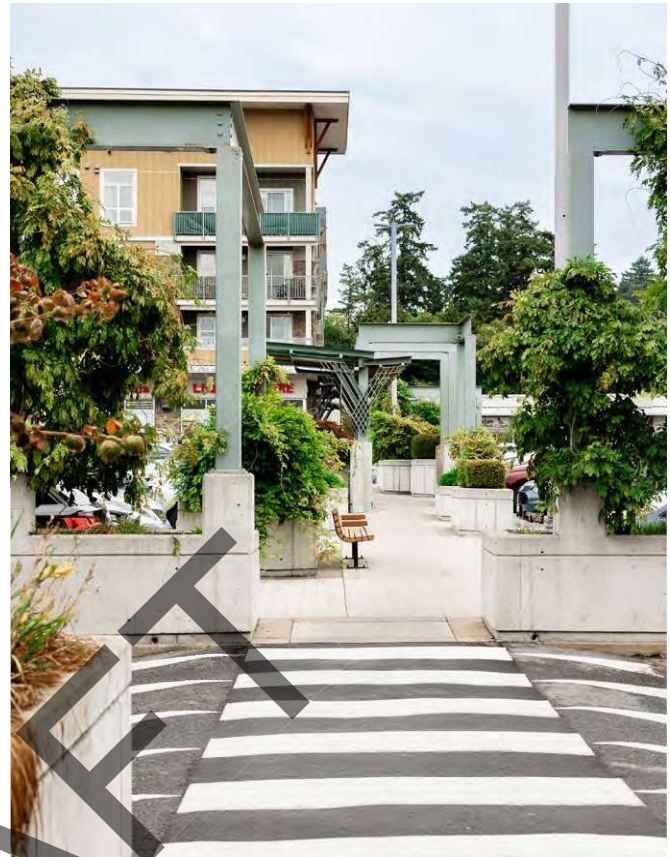
6.3.1 GENERAL

- A. Update the Housing Needs Report every five years using the provincial standardized Housing Needs Report Method, following the timeline and requirements specified in the *Local Government Act* to inform housing priorities.
- B. Prioritize the review of development applications that meet one or more of the following criteria for approval by Council or Staff for permit issuance:
 - i) Below-market housing developments;
 - ii) Purpose-built rental housing;
 - iii) Supportive housing;
 - iv) Age-friendly housing;
 - v) Provide significant public benefit, including parks, and/or community facilities;
 - vi) Housing led by non-profit organizations; or
 - vii) Advance the overall OCP objectives.

- C. Require in the Zoning Bylaw shared amenity space that is available for public use in multi-unit residential developments.

6.3.2 HOUSING SUPPLY

- A. Continue to consider opportunities to facilitate an increase in housing supply by expediting development approval and permitting processes through the delegation of authority from Council to Staff, where appropriate, such as the authority to issue development permits and minor development variance permits, as specified in the *Local Government Act*.
- B. Research what forms of non-traditional housing ownership and building construction types (e.g. market rental, cooperatives, mixed market and non-market projects, mass timber, prefabrication) are needed, desired, and may be viable in View Royal.
- C. Review annual housing starts data to identify opportunities for increasing housing supply in View Royal and progress towards meeting housing goals.
- D. Continue to review, monitor and enforce zoning regulations that regulate Short-Term Rental accommodations to increase the availability of long-term rental housing supply, and prevent the commercialization of residential dwellings.



- E. Consider identifying sites with a high likelihood of redevelopment for potential pre-zoning for multi-unit residential in the next Zoning Bylaw update to support the Town's goal of increasing and diversifying the community's housing supply.
- F. Promote ground-oriented residential development through expanding zoning permissions and enhancing flexibility within terminology and development regulations (e.g. density, building height, lot coverage, etc.).
- G. Consider exempting residential developments, where two units or less are proposed, from form and character development permit area requirements, including: duplexes and garden suites.

6.3.3 AFFORDABLE AND RENTAL HOUSING

- A. Undertake financial feasibility analyses to identify if density bonusing and inclusionary zoning are viable tools for the Town to utilize in the Zoning Bylaw to increase affordable market and non-market rental housing supply.
- B. Encourage multi-residential market developments with 6 or more storeys to provide a minimum of 5% below-market ownership and rental units as amenity contributions. Collect of in-kind and cash in-lieu contributions towards affordable housing, where possible through the establishment of relevant tools, including reserve funds and amenity contribution policies.
- C. Protect affordable rentals where redevelopment of existing ground-oriented rental and cooperative housing units is proposed through consideration of how to: retain rental units of the same quantity, size, and where possible, maintain the same monthly rental rate for tenants.
- D. Ensure the Town's Tenant Assistance Policy is designed to mitigate the loss of existing affordable units and protect tenants who are displaced during redevelopment or renovation of older rental buildings through regular reviews.
- E. Investigate further measures to protect tenants displaced by the redevelopment or renovation of purpose-built rental housing, such as regulations that ensure existing tenants have adequate time to find new housing, are provided compensation where applicable, and receive priority for new housing.
- F. Advocate and seek support from senior levels of government through legislation, guidelines, and grant programs for affordable housing projects and initiatives, including:
 - i) Encouraging senior governments to continue programs to assist landlords with residential upgrades and rehabilitation to upgrade the existing rental housing stock; and
 - ii) Advocating to senior levels of government to review taxation-related barriers and disincentives and establish programs to promote and facilitate the development of market rental units.
- G. Explore the provision of incentives for the retention, renewal, and development of non-market housing through municipal tools such as:
 - i) Offering time-limited property tax exemptions;
 - ii) Reducing parking requirements;
 - iii) Establishing criteria to prioritize review of development applications where non-market housing is proposed; and
 - iv) Waiving or reducing application fees, Amenity Cost Charges/Community Amenity Contributions, Development Cost Charges, and other municipal fees and costs if:

- a. The housing development is led by a non-profit organization;
- b. There is an agreement with CMHC, BC Housing, or the Province of BC for affordable housing;
- c. The project qualifies for provincial and/or federal housing subsidies; or
- d. Affordable housing thresholds, as set by CMHC, are met.

H. Explore opportunities to secure affordable housing in new residential developments in a manner that is reflective of market conditions.

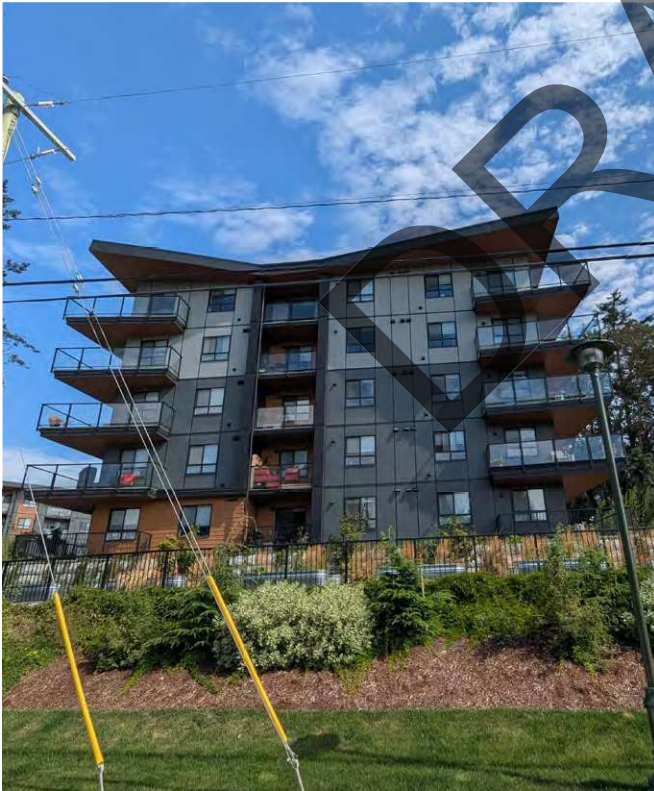
6.3.4 FAMILY HOUSING

- A. Support family-oriented housing by requiring new multi-unit residential developments of four or greater storeys, with the exception of seniors housing, supportive housing, and affordable rental housing projects, to allocate a proportion of units as follows:
 - i) a minimum of 30% of units with two bedrooms or more; and
 - ii) a minimum of 10% of units with three bedrooms or more
- B. Investigate how family housing needs can be better addressed in View Royal, including access to supports and amenities such as child care facilities, schools, and parks.



6.3.5 ACCESSIBILITY IN HOUSING

- A. Promote the incorporation of Universal Access Design principles in the design of common and amenity spaces, such as entryways, hallways, stairwells, patios, and multi-purpose rooms, amongst others.
- B. Aim to achieve 10% of units in all new multi-unit housing developments of four or more storeys to be dedicated as accessible or adaptable units, particularly in below-market developments, and at a least be designed and constructed in accordance with the BC Building Code, or an equivalent standard. These units should be provided on the ground floor or first storey wherever possible.



6.3.6 COORDINATION AND PARTNERSHIPS

- A. Strengthen partnerships to deliver more affordable housing and supportive housing.
- B. Build capacity to support the development of affordable housing, including by connecting non-profits with funding streams, land opportunities, and market developers.
- C. Work in partnership with housing agencies, stakeholders, and senior levels of government to identify sites and collaborate, where possible, on the provision of supportive housing projects. Continue annual financial contributions to the Regional Housing Trust Fund, administered by the Capital Regional District Housing Secretariat, to support the acquisition, development and retention of housing that is affordable to households with low or moderate incomes.
- D. Continue to collaborate with the Capital Regional District and other regional stakeholders to implement the Regional Housing Affordability Strategy and continue to support and contribute to regional housing initiatives and programs.