

## REQUEST FOR DIRECTION

**DATE:** September 26, 2017

Report No. DEV-17-059

**TO:** Laurie Hurst, Chief Administrative Officer

**FROM:** Marlene Lagoa, Community Development Coordinator,  
Bill Brown, Director of Development Services

**SUBJECT:**

Official Community Plan – Housing Policies Review

**ESSENTIAL QUESTION:**

What type of housing policies should be included in the updated Official Community Plan?

**RECOMMENDATION:**

That the Committee of the Whole receive Staff Report DEV-17-059 for information and provide any additional direction to staff as the COTW considers advisable, and direct staff to prepare a draft Official Community Plan for Council's consideration.

**BACKGROUND:**

The purpose of this report is to review draft housing policies that are being proposed for the updated Official Community Plan (OCP).

The Township began the review and update of its OCP in Fall 2015. An Affordable Housing Workshop was held on May 5, 2017 with the intent of providing focused stakeholder input into affordable housing solutions for Esquimalt. Policy briefs were distributed to participants ahead of time on Esquimalt's housing trends and on affordable housing forms, policy tools and resources. The Affordable Housing Workshop policy briefs are attached as Appendix A.

A summary report outlining the activities and findings from the Affordable Housing Workshop was received at the June 19, 2017 Committee of the Whole (COTW) meeting. The consultant's summary report is attached as Appendix B.

At the July 17, 2017 Council meeting, Council directed staff to schedule a Special COTW Meeting to review and discuss affordable housing policies prior to the development of a draft Official Community Plan.

## **ISSUES:**

### Affordable Housing Workshop

Staff requires further direction on whether the Township wishes to pursue any of the following recommendations coming out of the Affordable Housing Workshop.

A. Strategies supported by workshop participants for creating affordable housing:

1. Providing incentives and pre-approvals for affordable housing, potentially including different processes for non-profit developers.
2. Ensuring new housing fits into the neighbourhood (through the neighbourhood plan and good design).
3. A housing fund.
4. Working with non-profit organizations/developers, including the need to ensure these organizations are funded.
5. Utilizing non-profit owned land and assets.

For more information on the strategies supported by workshop participants, please see Appendix B - Affordable Housing Workshop Summary Report.

B. Consultant's recommendations for further engagement opportunities on affordable housing:

1. Host a follow-up workshop to focus on OCP policy development.
2. Host a design charrette to identify parcels of land where housing could be built and the partners that need to be involved.
3. Create a housing task force that can identify the terms of reference for a housing fund and to explore options for a housing organization.
4. Host another discussion or learning opportunity about resale price restrictions and/or municipal land acquisition.
5. Host a follow-up workshop with the development/building community to identify the key steps required to support the building of affordable housing.

A table outlining the above consultant's recommendations, along with comments from workshop participants, Council, and staff, is attached as Appendix C.

C. Additional directions given to staff at the June 19<sup>th</sup> COTW meeting:

1. Invite CRD staff and the Coalition to End Homelessness to make a presentation to Council.
2. Provide stats on the number of legal vs. illegal secondary suites in Esquimalt.
3. Research what other municipalities have done to address parking requirements.
4. Create more rental units through relaxations to secondary suites and introduction of detached accessory dwelling units (DADUs).
5. Investigate the possibility of tiny homes in Esquimalt.
6. Research what other municipalities have done to encourage apartment buildings and stratas to allow pets.

7. Encourage developers to building 3 and 4 bedroom units in multi-family developments.

A table summarizing the additional direction given to staff at the June 19<sup>th</sup> COTW meeting, along with staff comments, is attached as Appendix D.

#### Draft Housing Policies

Staff is seeking feedback on the updated draft OCP housing policies attached as Appendix E. Staff considered the public input received throughout the OCP review process when drafting the housing policies. Public input received from community engagement opportunities in 2016 and 2017 are attached as Appendix F and Appendix G respectively.

Direction is needed on whether the Township wishes to introduce new housing policies related to detached accessory dwelling units and secondary suites.

#### Detached Accessory Dwelling Units

There has been a lot of interest expressed in introducing detached accessory dwelling units (DADUs) to Esquimalt. Other common names include garden suite, coach home, or laneway house. DADUs are secondary dwelling units that are operated in the same manner as a secondary suite (i.e. long-term rental). However, instead of the rental unit being located within the primary dwelling, it is located in a stand alone building located on the property.

If the Township wished to allow DADUs, there are four regulatory tools available:

1. Site specific rezoning: This is the most onerous option. Site specific rezoning applications are the only option to come before Council and require a public hearing.
2. Development permit: The option of establishing development permit guidelines for the exterior form and character of DADUs.
3. Permitted use in residential zones: The option of amending the Zoning Bylaw to allow DADUs as a permitted use within current residential zones (i.e. RS-1, RS-2, RS-3, RS-4A, RS-4, RS-5).
4. New residential zone: This option gives staff the greatest control to zone selected parcels (based on site specific suitability) as a new residential zone with DADU (e.g. RS-6).

A matrix evaluating the different regulatory tools for allowing DADUs is attached as Appendix H. It is important to note that options 1, 3 and 4 are mutually exclusive options with a choice of implementing only one tool. However, Option 2 – Development Permit – is a regulatory tool that can be combined with any of the other three options.

#### Secondary Suites in Duplexes

Secondary suites are currently permitted in detached single family dwellings only. The issue of expanding secondary suites to two unit family dwellings (duplexes) has been brought before Council in recent years.

The main challenge to allowing secondary suites in duplexes is the cost of bringing an existing duplex up to the standards of the BC Building Code. The Building Code requirements for secondary suites in duplexes are the same as building a fourplex. Hence, permitting secondary suites in duplexes is likely to encourage secondary suites in new duplex developments but unlikely to impact current housing stock as the cost of renovating can be cost prohibitive. Another option to increase density on parcels with an existing duplex is allowing a detached accessory dwelling unit (DADU).

### Short-term Accommodations

There is no change being proposed to the Township's policy on short-term accommodations. Short-term accommodations in designated residential land use areas are only permitted where RS-4 or RS-4A zoning for a bed and breakfast has been sought and secured. There is no intention of permitting short-term accommodations in other residential zones as it would not serve the Township's goal of improving the availability of affordable housing.

### **ALTERNATIVES:**

1. That the COTW receive Staff Report DEV-17-059 for information, provide any additional direction to staff as the COTW considers advisable, and direct staff to prepare a draft Official Community Plan for Council's consideration.
2. That the COTW provide alternative direction to staff.
3. That the COTW request further information from staff.

# ESQUIMALT AFFORDABLE HOUSING

## Affordable Housing Workshop Brief – Background

Access to a variety of housing types and prices helps to ensure that all community members have a place to call home. When people from all ages and stages of life are adequately housed, they are more able to fully engage in all the social and economic activities that make communities and neighbourhoods great.



### CONTEXT AND TRENDS

**A Diverse Growing Community.** Esquimalt is home to 17,655 residents as of 2016, an 8.9% increase from 2011. The fastest growth areas were in the centre and north regions. Esquimalt is comprised of families, young adults, temporary workers, service women and men, professionals, seniors, retirees, etc. each having different housing needs now and in the future. One of these needs is housing that is affordable.

**Did you know?** Rental housing is ‘affordable’ when rent costs and utility fees are 30% or less than a household’s pre-tax income. Ownership housing is ‘affordable’ when housing costs are 32% or less of a household’s gross income.

**Just under half of renters are in an unaffordable situation.** As of 2011, 45% of renters in Esquimalt spend more than 30% of their gross household income on shelter costs, and 24% of homeowners spend more than 30% of their household income on shelter costs. These results are about the same as the Provincial average, and slightly lower than that in the City of Victoria.

**Housing Costs Drive the Living Wages:** Greater Victoria’s Living Wage (wage required to cover basic living costs) is \$20.02 in 2016 and is almost as high as Vancouver’s, one of the most expensive housing markets in Canada. Housing is by far the largest component of annual expenses for Greater Victoria’s Living Wage, making up 30% of total household costs. [Living Wage Report.](#)

### WHO FACES AN AFFORDABILITY GAP?

The housing affordability gap, the gap between the affordable monthly cost for housing and the actual monthly costs, affects many household types and income levels.

Even those making just under the median household income in 2011 (the mid-point of all incomes) face affordability challenges for appropriate housing. With recent rental price increases, we expect this gap to be even bigger now.

### ESQUIMALT RENTAL HOUSING COST GAP

Household Type	Median Income (2014)	Affordable Monthly Housing Costs	Actual Monthly Housing Costs (2014)	Monthly affordability gap by percentile		
				50%	40%	25%
Single Adult	\$28,482	\$769	\$819	\$50	-\$204	-\$435
Lone Parent	\$45,750	\$1,233	\$1,068	\$290	-\$81	-\$451
Family						
Family 2+	\$70,499	\$1,900	\$1,274	\$776	\$246	-\$324

In addition to the price gap for rental housing, **there is virtually no availability of rental housing** in Esquimalt.

### ESQUIMALT OWNERSHIP HOUSING COST GAP

Household Type	Median # of Households	Median Income (2014)	Affordable Purchase Price	Average Resale Price (2015)		Purchase Gap
Single Adult	1,620	\$30,740	\$121,000	\$292,500	Condo	-\$171,500
Lone Parent (one child)	318	\$49,319	\$168,000	\$292,500	Condo	-\$124,500
Family 2+	1,545	\$75,998	\$315,000	\$408,500	Duplex/Townhouse	-\$93,500
Family 2+	1,545	\$75,998	\$315,000	\$542,000	Single Family	-\$227,000

**Recent housing trends reveal increased prices and low vacancy:** Average rental rates for apartments in Esquimalt increased 4.5% from \$869/month in 2015 to \$908/month in 2016 and the vacancy rate in 2016 dropped to 0.7% from 5.0% in 2013. On a positive note, there has been some increase in the number of rental/condo apartments in the Victoria CMA. Both the assessed value of homes and the recent sales prices of homes also reveal significant increases. For example, single family homes increased in assessed value by 14% and sale prices increased by 23% from 2014-2016.

# ESQUIMALT AFFORDABLE HOUSING

## Affordable Housing Workshop Brief #1 – Housing Form

Access to a variety of housing types and prices helps to ensure that all community members have a place to call home. When people from all ages and stages of life are adequately housed, they are more able to fully engage in all the social and economic activities that make communities and neighbourhoods great.



### HOUSING FORM

Housing form relates to the design, size and location of dwellings and the land on which it is placed. Housing form has a significant bearing on the cost of housing as well as the acceptability of building homes in existing neighbourhoods. Building on brownfield lots, replacing older single-family homes, or adding units to existing housing are ways of integrating affordable housing into existing neighbourhoods. The most popular forms of housing in Esquimalt are single detached homes (most cost) and apartments (least cost).

#### PURPOSE BUILT RENTAL

Purpose built rental housing is residential construction developed for the rental housing market. With low interest rates and an increasing shortage of rental accommodation, providing rental units is one of the most effective and important ways to provide more affordable housing. This type of rental housing is typically in the form of apartments or multi-unit townhouses.



#### SECONDARY SUITES

A secondary suite is a private, self-contained unit within an existing dwelling. It typically has its own bathroom, kitchen, living and sleeping areas, but may share some facilities (e.g. laundry, yard, parking area, storage space) with the rest of the house. Suites can generate income to help homeowners pay for living or housing costs while also providing a lower cost dwelling for renters.



### INFILL

Infill housing is building additional homes into existing neighbourhoods, and can be individual units such as laneway or garden suites, or new multi-family developments such as townhouses.



Laneway houses or garden suites are small homes typically built into existing lots, usually in the backyard and opening onto a back lane, increasing the diversity of rental units in single-family neighbourhoods.

Townhouses or semi-detached duplexes are forms of ground-oriented, multi-family housing that typically are more affordable than single-family homes because their footprint is smaller and they share the land costs among multiple units. Townhouses consist of at least three units or more whereas semi-detached duplexes consist of two.

### SENIORS HOUSING

Seniors housing is suitable for an aging population. This housing is often affordable, located close to services and facilities, provides essential utilities, has barrier free design, is easily adaptable for changing needs, offers communal facilities, includes options for community and intergenerational interaction, includes a range of housing type options (independent single family to assisted living), and provides a safe environment.

#### Shared Adaptable Home    Senior Apartments Fixed Rental



# ESQUIMALT AFFORDABLE HOUSING

## Affordable Housing Workshop Brief #2 – Policy Tools

Access to a variety of housing types and prices helps to ensure that all community members have a place to call home. When people from all ages and stages of life are adequately housed, they are more able to fully engage in all the social and economic activities that make communities and neighbourhoods great.



### POLICY TOOLS

The following examples include policy tools that could be applicable to Esquimalt. For a more complete listing of policies and case studies, please review these documents. [Smart Growth BC Toolkit for BC Municipalities](#) [Community Social Planning Council Tools for the Future](#)

#### CASE 1 DENSITY BONUS - BURNABY

A density bonus allows developers to opt into building to a higher density than allowed in current zoning in return for providing amenities such as affordable housing. If it is not feasible for the developer to include affordable units on site, she or he may provide them off-site or replace them with a cash-in-lieu contribution to a housing fund. Density bonusing works best in higher density areas, where an increase in density may not affect neighbourhood character.



Burnaby introduced a program in 1997 to increase affordable housing in four town centre areas. It approved the density bonus a year later. **As of 2015, they have created 276 non-market housing units and a housing reserve that reached \$30 million to support new projects.**

#### CASE 2 RESALE PRICE RESTRICTIONS - WHISTLER

Resale price restrictions limit the resale price of a home that is initially bought at lower than market value. The restriction is tied to a resale price formula and is held on the property's title.



The purpose of a restriction is to keep the housing affordable for future purchasers in the community. Resale price restrictions require substantial oversight and regulation of the resale process.

Whistler began a resale restriction process in the mid 1990's and while the resale formula has adapted somewhat over the years, it is still in place and **maintains the affordability of over 800 owned dwellings in Whistler.**

#### CASE 3 ENABLE NON-PROFIT HOUSING DEVELOPERS - WHISTLER

A housing organization is a non-profit entity dedicated to providing and managing non-market housing stock that is for rent or purchase. It can be the repository for affordable housing units created through density bonus, inclusionary zoning and/or a housing fund, and monitor affordable housing needs in a community. After receiving some seed funding or land, most are tasked with creating self-sustaining business models.

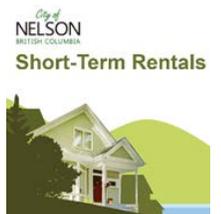


In 1997, **the Whistler Housing Authority leveraged a \$6 million municipal housing fund to borrow and create 144 units of affordable housing.** The Authority now owns over 200 rental units. It helps oversee another 2,000 units of affordable rental and ownership housing.

#### CASE 4 MANAGING SHORT TERM NIGHTLY RENTALS - NELSON

Short-term (under 28 days) nightly home rentals have the potential to displace longer-term rental tenants. On the other hand, these nightly rentals can make home ownership more affordable for some. Management of this activity takes the form of enforcing current zoning use regulations against short-term rentals or providing a certain level of allowance.

Nelson, BC, recently engaged their community on this topic and through the process they reached an approach that they feel **provides residents some flexibility and income generation while at the same time protecting the longer-term housing stock** by limiting the number of nightly residential rental dwellings and the number of nights rentals are allowed.



# ESQUIMALT AFFORDABLE HOUSING

## Affordable Housing Workshop Brief #3 – Resourcing

Access to a variety of housing types and prices helps to ensure that all community members have a place to call home. When people from all ages and stages of life are adequately housed, they are more able to fully engage in all the social and economic activities that make communities and neighbourhoods great.



### RESOURCING

Affordable housing continues to be a challenging issue for most communities and so it is important to develop the local resources and capacity required to support planning, policy and at times development and management of housing. For a more complete listing of policies and case studies, please review these documents.

[Smart Growth BC Toolkit for BC Municipalities](#)  
[Community Social Planning Council Tools for the Future](#)

#### CASE 1 HOUSING FUNDING – NOVA SCOTIA

There are a number of mechanisms to raise funds for affordable housing and it is important that those funds are aggregated into a Housing Fund set up by a municipality, regional government or housing organization. Funding can come from property taxes, or from cash-in-lieu contributions from developers involved with a density bonus or rezoning agreement.

More novel mechanisms include community investment funds financed with RRSP eligible contributions or other investments and directed at local or regional housing. **New Dawn Enterprises in Nova Scotia is a community investment fund model** that has funded the development of 13 rental units, 4 commercial buildings and 28 supported housing units.



#### CASE 2 LAND ACQUISITION AND TRUSTS- CALGARY

Land banking is the acquisition of property for affordable housing by an organization or a local government in anticipation of developing affordable housing units on the site in the future. The land is acquired at lower than market value (sometimes at no cost) and is then available for development when surrounding property has dramatically increased in value.

Land can be acquired with funds through a density bonus agreement with a landowner, through a transaction for Crown Land, or in some cases, through private donations.

Housing land trusts are locally based non-profit organizations that acquire and can hold the aforementioned lands for affordable housing. They often acquire land through donations and grants of land and then typically lease the land for housing.

**Home Space Society in Calgary owns 450 units of rental housing in 28 properties throughout Calgary.** Most of the property was acquired with government funds and donations.



#### CASE 3 NON-PROFIT OWNED LAND ASSETS – CONCEPTION BAY, NL

A significant amount of land in communities is owned by non-profit organizations or faith based groups. These organizations are able to make land available for housing through low cost long-term leases, donating land or providing the land at below market value.



In Conception Bay, Newfoundland, **a Catholic Order in the area donated a building and land to a local non-profit to provide a safe, transitional housing facility** for people moving away from abusive situations. This example goes beyond affordable housing by also targeting other social issues.

#### CASE 4 HOUSING ORGANIZATIONS - VANCOUVER

A housing organization is a non-profit entity dedicated to providing and managing non-market housing stock that is for rent or purchase by qualified individuals and families. In addition to being a repository for affordable housing units it can house expert advisors on affordable housing, ongoing champions for affordable housing, and in some cases leveraging expert skills and know how to support other needs such as property management. **The Vancouver Native Housing Society built and runs the Skwachays Lodge, which has an 18 room commercial lodge that supports 24 suites lived in by indigenous artists.**



## MARKET AND NON-MARKET HOUSING SOLUTIONS

Solutions for providing adequate and affordable housing generally include a mix of market and non-market rental and ownership options.

### What is market and non-market housing?

**Market:** Housing where the purchase price/rental costs reflect the ability of the market to pay. Affordable market housing is typically achieved by design considerations, size and location of homes, accessory suites, and rentals.

**Non-market:** Housing where pricing is directly influenced by a third party such as government or housing agency. Prices reflect the cost of building the housing and/or the ability to pay by those who meet residency, income or local employment requirements.

## CHALLENGES AND OPPORTUNITIES

**Esquimalt's development land base is limited.** Esquimalt is fully developed from boundary to boundary so new housing supply will need to be built on existing developed land or redeveloped brownfield sites.

**Infrastructure Costs.** The significant cost of maintaining and building infrastructure means that it is most efficient for our tax base to develop where infrastructure capacity exists.

**Provincial Housing Policy.** Recent housing policy designed to cool the Vancouver housing market (recently requested by Victoria as well) means that investors may be looking elsewhere in British Columbia to purchase real estate holdings, which may place upward pressure on prices in Esquimalt.

**Airbnb and the popularity of short-term nightly rentals.** The lucrative nature of renting out a dwelling, room or suite on a nightly basis and the ease of communicating these offerings has led to an increase in nightly rentals, which has the potential to displace longer term tenants and remove rentals from an already heated market. On the other hand, these nightly rentals can make home ownership more affordable for some.

**Housing prices are pushing the workforce out.** Workforce housing for major employers in Esquimalt is limited and therefore the higher housing prices are pushing the workforce out into other communities in the CRD, which exacerbates commuting times and regional traffic.

**Demographics.** The age distribution of a community affects the housing needed. Esquimalt's age distribution shows a median age slightly higher than BC's, and forecasts suggest significant growth in the 65+ age bracket. The recent [Age-Friendly Assessment](#) indicates that Esquimalt will need more assisted living facilities and an extended long-term care (complex care) facility to allow current aging residents to remain in the Township.

## CURRENT HOUSING INITIATIVES

### Esquimalt Official Community Plan (OCP)

Starting in October 2015 the Township of Esquimalt began a review of its Official Community Plan (OCP). The review is important to ensure this land use and policy plan reflects the values and aspirations of the community. A review of housing policy is taking place as part of this update and may lead to new policies such as more multi-family housing opportunities. [OCP review.](#)

### Capital Region Housing Corporation (CRHC)

Capital Region Housing Corporation (CRHC) is a non-profit provider of over 1,200 affordable rental units in the Capital Region, which includes a 32 unit townhouse development in Esquimalt. CRHC provides low and moderate-income families, seniors and those on a disability pension with safe, suitable homes that remain affordable as their lives and families change and grow. [CRHC Website](#)

### Greater Victoria Housing Society

[Greater Victoria Housing Society \(GVHS\)](#) is a non-profit charitable organization dedicated to providing affordable housing for low to moderate income families, seniors, working singles, and adults with disabilities who live independently. GVHS operates three buildings in Esquimalt with about 160 units in total. Rents are either geared to income, fixed for those earning less than \$30,000, or market based.

## HOUSING RESEARCH AND NON-MARKET HOUSING

### Capital Regional District

The Capital Regional District (CRD) Housing Planning and Programs area has a mandate to develop a coordinated approach with the region to increase the supply of affordable housing by helping organizations work together to meet housing needs. Programs in the [Regional Housing First Plan](#) include creating rental units for low and moderate income households, and capital support for acquiring, developing and retaining housing that is affordable.

## MARKET HOUSING

Esquimalt builders, homeowners, and developers in concert with Township policies have worked to deliver high quality housing that meets the needs of many residents. A few recent notable affordable housing initiatives/policies include:

**Infill:** Infill includes increasing the number of dwellings in areas that are mostly developed with approaches such as 1) suites in detached dwellings 2) small lots through subdivision, 3) townhouses, 4) apartment buildings, and 5) mixed-use developments.

**Stratifying Dwellings:** Dividing up dwellings or buildings into multiple properties can create smaller and more affordable ownership options as long as rental buildings are protected as in Esquimalt.

**Rental or lower cost buildings:** 'Verde' apartments is one example of a market driven 'affordable housing' strata project that was marketed as such and the 30 units were in very high demand.

# Affordable Housing Workshop, May 5, 2017

## Summary Report



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## PROJECT OVERVIEW

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The Township of Esquimalt hosted a one-day workshop to discuss affordable housing solutions that may work in the community. The ideas and discussion will inform and shape the development of policies in the Official Community Plan (OCP) update.

The Whistler Centre for Sustainability was hired to develop background briefs on affordable housing, to design and facilitate the workshop, and to write a summary report of the workshop input.

## WHO WAS THERE

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Close to 60 people from Esquimalt and the Capital Regional District attended the workshop, including representatives from each of the following sectors: local government, builders/developers, federal government, architects, non-profit organizations, and residents.

## WORKSHOP AGENDA

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<b>Time</b>	<b>Agenda item</b>
<b>9:00</b>	Welcome, review of agenda and objectives Introductions
<b>9:20</b>	Setting the stage: Why affordable housing in Esquimalt?
<b>9:30</b>	Speakers on best practices: Tim Wake James Munro, Director of Real Estate Development, Greater Victoria Housing Society
<b>10:30</b>	BREAK
<b>10:45</b>	Activity: Housing needs stories
<b>11:40</b>	Discussion: Goals and desired outcomes for affordable housing in Esquimalt
<b>12:15</b>	LUNCH
<b>12:45</b>	Gallery walk of Strategies and Tools
<b>1:30</b>	World café discussion on Strategies and Tools
<b>3:10</b>	Large group discussion
<b>3:25</b>	Next steps
<b>3:30</b>	End

## WORKSHOP OBJECTIVES

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1. To increase understanding among the Township's stakeholders about the housing tools and strategies available to local governments in BC.
2. To provide a facilitated forum for discussion among stakeholders to share knowledge and exchange ideas.

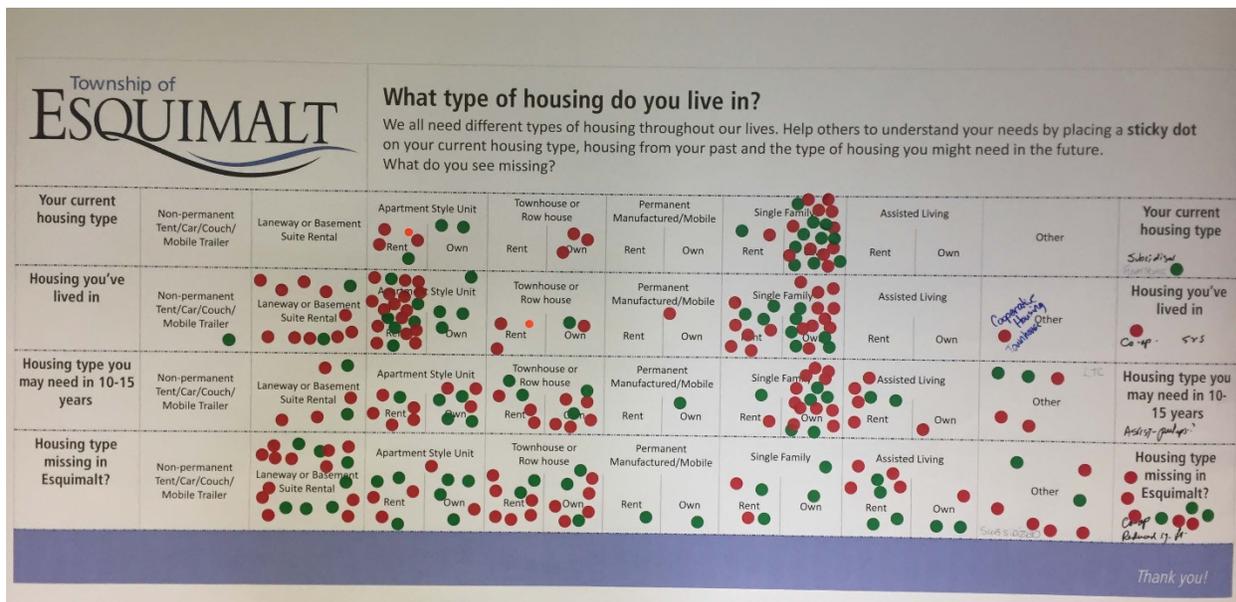
- To gain a sense of the demand and interest for different types and forms of affordable housing in Esquimalt.
- To gather input that will inform the development of new housing policies for the OCP update.

## WORKSHOP DISCUSSION

### HOUSING TYPES

The vast majority of participants indicated that they currently live in single family housing (owned), with a few residents living in apartments and townhouses (rented and owned).

In response to “housing you’ve lived in,” many more people indicated that they’ve lived in rental apartments and secondary suites or laneway housing, as well as in single family homes (rental and ownership). In response to “housing type you may need in 10-15 years,” responses were quite diverse, indicating a desire to have a diversity of housing options, including assisted living for seniors. Similarly, for “housing type missing in Esquimalt,” people clearly indicated the need for laneway/secondary suites, apartments and townhouses, both rental and ownership, as well as assisted living options.



### SPEAKERS

After a welcome by the Acting Mayor, Beth Burton-Krahn, the workshop kicked off with a brief presentation by Marlene Lagoa, the Township’s Community Development Coordinator, who provided an overview of the community’s Official Community Plan update process, and previous engagement around affordable housing.

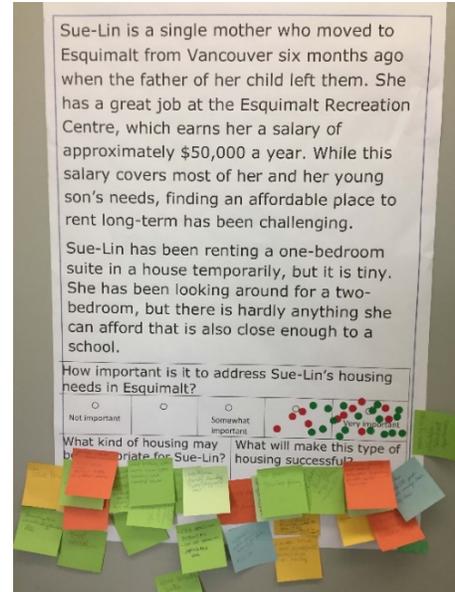
Two housing experts then delivered presentations: Tim Wake, an affordable housing consultant and former General Manager of the Whistler Housing Authority, described some

leading practices in affordable housing in resort communities, and James Munro, the Director of Real Estate Development for the Greater Victoria Housing Society (GVHS), provided examples of what the GVHS has been building in the region.

### HOUSING NEEDS STORIES

Workshop participants had a chance to read housing situation stories of six different types of potential residents and were asked to provide their feedback on three questions:

1. How important is it to address [this person's] housing needs in Esquimalt?
2. What kind of housing may be appropriate for [this person]?
3. What will make this type of housing successful?



A summary of comments for each of the six housing needs is written below:

1. How important is it to address [this person's] housing needs in Esquimalt?

Story	Not important	←		→	Very important
Sue-Lin (single mom working at rec centre, looking for place to rent)				9	20
Marie-Claude (senior citizen, cannot afford to stay in her townhouse)			6	0	23
Jonathon (recent grad, wants to move back to Esquimalt)			4	11	12
Daycare Team Leader (daycare society looking for employee)			6	12	11
Jose and Imelda (Jose – local shipbuilder; Imelda – retail supervisor; looking for larger home)			3	15	7
Stephen (empty nester, rents out a room, concerned about property values)	5	7	6	8	3

The second and third questions were:

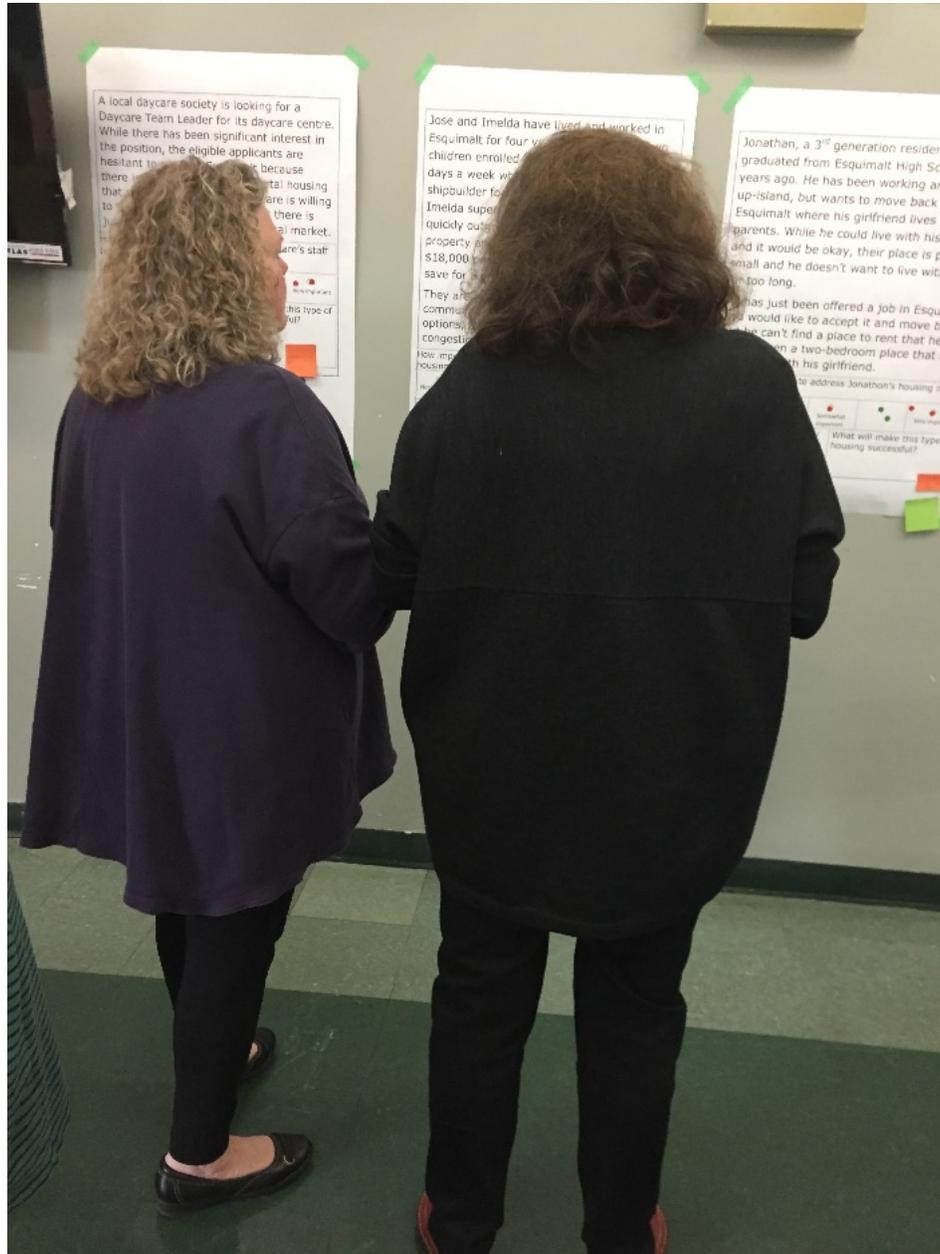
2. What kind of housing may be appropriate for [this person]?
3. What will make this type of housing successful?

Summary of responses to the housing stories:

Housing Story	What kind of housing?	What will make it successful?
<p>Sue-Lin (single mom working at rec centre, looking for place to rent)</p>	<p>Secondary suites; rental housing; co-op housing; townhouses</p>	<ul style="list-style-type: none"> <li>➤ Mix of affordable and market housing development and tax incentives</li> <li>➤ More private / public partnerships for housing</li> <li>➤ Guaranteed living income program</li> <li>➤ Increased density with parking relaxation to encourage private rental housing</li> <li>➤ More secondary suites</li> <li>➤ Create a work-play-live environment</li> <li>➤ Permitting rentals in condos</li> <li>➤ Build affordable rental close to transit, shops, school, parks</li> </ul>
<p>Marie-Claude (senior citizen, cannot afford to stay in her townhouse)</p>	<p>Suites; co-housing; stay in home and rent room/suite out</p>	<ul style="list-style-type: none"> <li>➤ Air BNB a room; Help-X (trading help for skill/costs) accommodations; rent portion of home/room</li> <li>➤ If she stays in place she could apply to Strata Council for hardship rental; rent supplements; guaranteed living income</li> <li>➤ Zoning change to allow secondary suites in attached buildings</li> <li>➤ Parking relaxation</li> <li>➤ Build smaller sized condos with a more affordable price</li> <li>➤ Government funded reverse mortgage, lending at municipal borrowing rates for qualified income levels</li> <li>➤ 2<sup>nd</sup> mortgage, in house support services</li> <li>➤ Build out Legion Building</li> <li>➤ Allow Strata diversion of home so she can sell a suite</li> </ul>
<p>Jonathon (recent grad, wants to move back to Esquimalt)</p>	<p>Secondary/basement suites; affordable rental; workforce housing</p>	<ul style="list-style-type: none"> <li>➤ Need to create additional units</li> <li>➤ Restrict vacation rental uses</li> <li>➤ Community bonds (for-profit housing)</li> <li>➤ Shared kitchen / common area building</li> <li>➤ Infill; make the rezoning for infill housing easier</li> <li>➤ Increase density</li> <li>➤ Higher wages, guaranteed annual income</li> </ul>

Housing Story	What kind of housing?	What will make it successful?
Daycare Team Leader (daycare society looking for employee)	Purpose built rental; secondary suites; coop housing	<ul style="list-style-type: none"> <li>➤ Build Cambie building</li> <li>➤ Expand what is affordable for infill housing</li> <li>➤ Build affordable housing on top of Esquimalt Plaza</li> <li>➤ Better wages or guaranteed living income</li> <li>➤ Permitting secondary suite or tax incentives to renovate</li> <li>➤ Rent supplements</li> <li>➤ Not allowing vacation rental use</li> <li>➤ Develop multi-use building with housing</li> </ul>
Jose and Imelda (Jose – local shipbuilder; Imelda – retail supervisor; looking for larger home)	Townhouses; coop housing	<ul style="list-style-type: none"> <li>➤ Strata duplexes/suites, flex zoning, condo development</li> <li>➤ Affordable daycare</li> <li>➤ Child care benefit/subsidies increase</li> <li>➤ Take advantage of equity loan from Province</li> <li>➤ Build up in the Esquimalt Plaza</li> <li>➤ Redevelopment of larger properties</li> <li>➤ Increase density <u>tastefully</u></li> <li>➤ Need land!</li> <li>➤ Build Cambie building</li> <li>➤ Parking relaxation for condo projects</li> <li>➤ Allow secondary suites in attached building (e.g. townhouses)</li> <li>➤ Attractive housing options that complement current neighbourhoods</li> </ul>
Stephen (empty nester, rents out a room, concerned about property values)	Secondary suites; seniors' housing	<ul style="list-style-type: none"> <li>➤ Effective secondary suite guidelines</li> <li>➤ Guidelines and restriction on infill housing set at comfortable local area levels</li> <li>➤ Redevelop the lot to multi-family</li> <li>➤ Limit duplex size in SF zone to single family dimensions to be the same size</li> <li>➤ Allow for garden suites / carriage houses</li> <li>➤ There needs to be a healthy mix – single family, multiple family, etc.</li> <li>➤ Better with education than policy; awareness that affordable housing will not lower property value</li> </ul>

The detailed responses to the housing stories are attached in Appendix A.



## GOALS AND DESIRED OUTCOMES

Participants were asked to think about the vision for affordable housing in the community in the future, 15-20 years away, when there is no longer need for these types of workshops, and to write down words or phrases that described what the community would be like in terms of affordable housing. These words would be used to help inform the development of goals and objectives for the OCP update, from which policies would be developed.

A word cloud of the words that were identified is below. The larger words represented the ideas that were expressed most frequently.



## STRATEGIES AND TOOLS GALLERY WALK

Posters were made using the background briefs of the main affordable strategies and tools that could work for Esquimalt. The three strategies and tools categories were: Housing Form, Policies, and Resourcing. For each of the strategies and tools categories, participants were asked to indicate whether they thought it would work in Esquimalt (by putting a sticky dot on that category), and what needs to be changed, if anything, in order to work in Esquimalt. The input is summarized below; all of the detailed responses are attached in Appendix B.

### HOUSING FORM

There was strong support for all of four of the housing forms below (the number in brackets indicates the number of sticky dots showing support).

1. Purpose built rental (31)
  - Good planning/design
  - Range of types (micro suites, family units, seniors, mobility challenged)
  - Co-op housing
  - Parking concerns must be taken into consideration
  - Revitalize existing rental stock
  - Inclusionary zoning to ensure not just higher end

- Subsidies for disabilities
  - Opportunity for community/roof top gardens
  - Community investment (bonds)
2. Secondary suites (29)
- Expand to attached dwelling/duplexes
  - Allow shared common facilities
  - Parking considerations/relaxation
  - Provide incentives
  - Legalize all
  - Allow homeowner rental units
  - Transit through neighbourhoods
3. Infill (30)
- Streamline rezoning process
  - Manage NIMBYism
  - Sensitive infill (need community buy-in)
  - Respect existing neighbourhood character/design guidelines
  - Relaxation of parking requirements
  - Staff approval; no public process
  - Update zoning bylaws to accommodate diverse options (e.g. laneway housing; tiny homes; carriage/garden suites)
4. Seniors' and special needs housing (29)
- Parking relaxation
  - Increased FSR/site coverage
  - Age restrictions
  - Affordable, nicely designed
  - Age in place supports
  - Streamlined approval times
  - Build approved projects (Cambie, Legion); use church property
  - Patio home community

**The suggestions common to all four housing forms were the need to consider parking requirements, streamlining approval processes, and providing a diversity of housing options.**

## HOUSING POLICIES

There was strongest support for a density bonus strategy, and the weakest support for resale price restrictions and covenants (the number in brackets indicates the number of sticky dots showing support).

1. Density bonus (28)
  - Only in conjunction with other incentives or relaxations
  - Fast track approval process
  - More assurance/clarity on formulas, density
  - Well designed
  - Only for non-profit developers
  - Make sure benefits are adequate for community and developer
  - Allow mixed use
  - Need increased transit
  - Allow higher % lot coverage without additional height; in exchange for green space
  - Zoning to allow non-market allocation
2. Resale price restrictions and covenants (12)
  - Only for homes that start out with subsidies or price controls (otherwise is penalty to owner)
  - Only in right circumstances
3. Enable and support non-profit housing developers (16)
  - Capital Region Housing Corporation already exists
  - Need affordable land; housing fund
  - Separate non-profit affordable housing policies in OCP that incentivize/expedite the approval process
  - Partner with First Nations on Work Point Redevelopment
4. Manage short-term rentals (20)
  - Require one for one (if you have one short term rental, must match with long term option)
  - Regulate changes to permit and manage
  - Exclude purpose built rentals including secondary suites and coach homes
  - Allow room in family residences to be rented short-term

The strongest support for density bonus may suggest that participants are receptive of increased density to provide additional housing, given the right design and circumstances. The lack of support for resale price restrictions may indicate a lack of understanding of the purpose of this tool and the long-term benefits to affordable housing.

## ESQUIMALT AFFORDABLE HOUSING #2 Policies

Access to a variety of housing types and prices helps to ensure that all community members have a place to call home. When people from all ages and stages of life are adequately housed, they are more able to fully engage in all the social and economic activities that make communities and neighbourhoods great.



	DENSITY BONUS	RESALE PRICE	ENABLING A HOUSING ORG.	MANAGE SHORT TERM RENTALS
	 <ul style="list-style-type: none"> <li>Provides developers with increased density in exchange for affordable housing.</li> <li>Works well in denser areas.</li> </ul>	 <ul style="list-style-type: none"> <li>Limit the resale price of a home that is initially bought at lower than market value.</li> <li>Resale price restrictions require oversight of the resale process.</li> </ul>	 <ul style="list-style-type: none"> <li>Repository for affordable housing units created through density bonus, inclusionary zoning and/or a housing fund.</li> <li>Requires some seed funding and assets to leverage into housing.</li> </ul>	 <ul style="list-style-type: none"> <li>Engagement process to ensure short-term rental policy supports community housing goals.</li> <li>Possibility to support housing affordability for owners while protecting long term rentals.</li> </ul>
Would this work in Esquimalt? <small>(Place a sticky dot for yes)</small>	12 dots (7 green, 5 red)	10 dots (6 green, 4 red)	10 dots (6 green, 4 red)	10 dots (6 green, 4 red)
What needs to be changed, if anything, in order to work in Esquimalt? <small>(Use post-it notes)</small>	12 sticky notes (various colors)	10 sticky notes (various colors)	10 sticky notes (various colors)	10 sticky notes (various colors)

### RESOURCING

There was strongest support for a housing fund and non-profit owned assets/land, and the weakest support for municipal land acquisition/land trusts (the number in brackets indicates the number of sticky dots showing support).

- Housing fund (26)
  - From income suites
  - Government pension funds
  - Return of MURB program

- Community bonds
  - Ensure funds used to build affordable housing
  - In exchange for density
  - Don't let developers buy more density with cash
  - Clear and supportable formulas
  - Expedite zoning
  - Participate through CRD
2. Acquiring land trusts (11)
- \$1/year for 99 years is proven model
  - Set up Esquimalt Foundation
  - Leave for private sector and not-for-profits
  - Utilize CRD land banking and housing service
3. Non-profit owned assets/land (24)
- Partner with NGOs and faith-based groups to identify land inventory
  - Community investment co-op
  - Priority approvals process; relax regulations and costs; density bonus
  - Micro-units
4. Housing organizations (20)
- Needs to be spearheaded by major local employers
  - Within neighbourhood plan
  - Already exist
  - Population mix

**There were many comments indicating that housing organizations already exist, implying that they need to be further supported. A housing fund had strong support, with the most comments, indicating a strong desire to explore this option further. The lowest support for municipal land acquisition may indicate that participants didn't feel that this was local government responsibility.**

## STRATEGIES AND TOOLS WORLD CAFÉ



Participants took part in two rounds of world-café style discussions, focusing on their top two (out of the three) strategies and tools. At each table, the participants reviewed the comments from the gallery walk posters, and dove deeper into the topic by discussing the following questions.

- a. General level of support for this tool/strategy
- b. What is essential to make it work in Esquimalt?
- c. Where should it occur?
- d. What design considerations are needed?
- e. What are some policies, strategies and/or actions needed to make this happen?

For secondary suites (housing form), people were also asked to provide their input on whether they thought business licenses should be required.

Each table discussion was guided by a table host, and a notetaker was assigned to take notes of the conversation using a template. A summary of the input is below:

## TOPIC 1: HOUSING FORM

### 1. Purpose built rental housing

There was a high level of support for rental housing. Comments about what is essential to make it work included tax incentives/pre-approval, policy changes and design guidelines. Participants indicated that rental housing should be built close to Vic West, on the Esquimalt Road corridor, Craigflower, and in mixed-use areas/close to amenities. Design considerations needed included mixed units/housing, landscape/topography, height of building, esthetics/visual interest, and green aspects and features.

Policies, strategies and actions needed included having zoning in place; having different approval process for developers and non-profits; clear policies and guidelines; community investment; allowing different types (e.g. small lot, manufactured home parks).

### 2. Secondary suites

Secondary suites also received a high level of support, with agreement that they should be legal. To make it work, secondary suites would need a building permit, be safe, be owner occupied/diligent landlords, and include provisions for parking. Suites should be allowed in all single family and two-family developments, with only one suite per home. Design considerations included accessibility, size and parking on site.

Policies and strategies included adherence to building code/health and safety; thinking outside the box (e.g. allowing more than one suite if parking available on site); allowing variances on a case by case basis; updating bylaws to allow for density. There were mixed opinions regarding the requirement for a business license for renting a secondary site.

### 3. Infill (carriage/accessory, multi-family)

Participants indicated a “super high” level of support for infill, and included carriage/coach homes and small lots as suggestions. Comments regarding what is essential included not having an onerous public process; dealing with parking issues; being owner occupied; allowing neighbourhoods to have a say; setbacks; and size of property. Infill housing could occur in single family areas and larger lots. Design considerations included: setbacks, privacy, lanes and lot coverage.

Policies and strategies required included parking, variances, relaxation of setbacks, clear guidelines, and allowing stratas as an option.

### 4. Seniors and special needs housing

There was a high level of support for this type of housing in the community, with suggestions of a boarding house concept and micro-units as options. To make it work, participants suggested: allowing seniors to make their own decisions; housing to be connected/not isolated; options for aging in place; proper staffing; adaptive use of existing buildings; and dedicated seniors’ housing. Participants indicated clearly that this type of housing needs to be central/walkable with good connectivity and close to services. Design

considerations need to include accessibility, elevators, parking (including scooter storage), scale appropriate to neighbourhood, and garden plots.

Quick approval processes and zoning, including allowing animals, were the main suggestions for strategies to make this type of housing happen.



## TOPIC 2: POLICIES

### 1. Density bonus

There was general support for a density bonus strategy, with a number of comments suggesting a cash in lieu contribution to affordable housing. In order for density bonus to work in Esquimalt, it needs to be within the neighbourhood plan and zoned appropriately; tied to other relaxations such as parking; and traffic needs to be considered. It would work best in higher density developments, near community amenities, and in multiple unit residential buildings. Design guidelines need to be in place, and design needs to be architecturally attractive.

Density bonus needs to be a policy in the OCP, and any public amenities required need to be clear. If there is a cash in lieu policy, a housing organization would be required to manage it.

## 2. Resale price restrictions

There was mixed support for resale price restrictions, with comments indicating that it is difficult to administer and manage, as well as it is the only way to get people into ownership, and that it has been successful in other places. In order to work, a non-profit organization needs to manage the process, although municipal resources would be required. For homes with resale price restrictions, areas should be designated for higher density affordable housing.

Most comments suggested having a non-profit/housing organization, rather than the municipality, manage the process, but the municipality should have a streamlined approval process with clear and definitive policies and guidelines.

## 3. Enable and support non-profit housing developers

Most participants were supportive of this strategy, although some people indicated that there were already existing non-profit organizations that are filling the need. It was felt that non-profit organizations need seed funding and collaboration to be successful, and there is a need for developers and major employers to work with them. Non-profit built housing could be located near DND/Dockyard and on ground parking lots, and could also be co-op or co-housing.

Strategies suggested include tax breaks, as well as facilitating partnerships between non-profit and for-profit players.

## 4. Manage short-term rentals

The participants recognized the growing problem of short-term rentals in the community, and felt that the municipality needs to determine how to address the situation. The opportunity to bring in some revenues was also recognized, with suggestions of allowing them in well-managed situations (e.g. specifically identified buildings), or in a room in a home - not a suite or a condo building. Participants indicated that short-term rentals would require licensing and more control.

# TOPIC 3: RESOURCING

## 1. Housing fund

There was a high level of support for a housing fund, and participants indicated that there is already a housing fund through the CRD, but would like to see funds more specifically earmarked for housing in Esquimalt. Participants indicated that a housing fund needs to be at arms-length, and not directly under the municipality.

Some suggestions for policies and strategies for making it work including taking the increased taxes from carriage houses, writing a specific policy based on other models and adapting to local needs.

## 2. Municipal land acquisition/land trusts

There was less support for this strategy, although participants offered suggestions for exploring collaborative opportunities (federal land, CRD). People indicated that education and incentives are required, and need for community to step up. Esquimalt needs to bring in experts of existing models to assist with education and starting a process, and that land acquisition/land trusts build upon something that will be an ongoing contributor to affordable housing.

## 3. NPO owned assets/land

There was strong support for this, with agreement that non-profit organizations are important. Effective partnerships, incentives (e.g. forego property taxes, and streamlined processes), and perhaps different rules than for private landowners are necessary strategies. Working with one of the larger housing non-profits (e.g. Greater Victoria Housing Society) would be important to set an example/model.

## 4. Housing organization

Participants agreed that a housing organization is important, especially within the CRD, but people weren't sure if Esquimalt should have its own. In order to make a housing organization work, a financial analysis needs to be done, and there needs to be a market analysis to demonstrate options. Participants indicated that getting a project going and building momentum would be important.

The complete responses from the World Café discussions are attached in Appendix C. Appendix D is the World Café table host guide.

## SUMMARY OF FEEDBACK

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Close to 60 people participated in the Affordable Housing workshop. What we heard during this engagement can be categorized into a few main themes:

### **Most common feedback**

Workshop participants showed a strong support for the Township moving forward on affordable housing, as well as the importance of providing a diverse type of housing in the community. Participants indicated support for increased density through using density bonus and infill strategies; and, in the housing stories, the individuals whose housing needs were most important to address were the single mom and senior citizen, who had few options. A housing organization was supported as an important resource, but there were mixed responses regarding the jurisdiction of such an organization.

Participants supported these strategies for creating affordable housing:

- providing incentives and pre-approvals for affordable housing, potentially including different processes for non-profit developers;
- ensuring new housing fits into the neighbourhood (through the neighbourhood plan and good design);
- a housing fund;
- working with non-profit organizations/developers, including the need to ensure these organizations are funded; and
- utilizing non-profit owned land and assets.

While participants clearly indicated support for a diversity of housing types, the housing types that received the most support were secondary suites, infill housing, and purpose built rental. Many comments referred to creating smaller housing forms, as well as alternative ownership models such as cooperatives and stratas.

### **Main concerns/considerations**

A common consideration brought up in numerous discussions was the need to address parking issues, whether to ensure there are enough parking spaces for additional housing units, or the desire to relax parking requirements for housing such as secondary suites. Participants emphasized the need to provide incentives to build affordable housing, and the importance of having resources/funding available.

Although all participants indicated the urgent need for building affordable housing for a range of residents and employees, there was limited support for resale price restrictions that would ensure housing is affordable beyond the initial purchaser. Similarly, there was limited support for municipal acquisition of land and creating land trusts.

A number of people referred to the issue of wages as a factor for affording housing costs, and made suggestions regarding income and/or rental supplements.

Finally, another issue that was identified as having an impact on affordable housing in the community and needs to be dealt with was short term rentals. People recognized that short term rentals are an opportunity for residents to earn some extra income, so there needs to be more discussion to determine the circumstances under which, if any, they should be allowed.

## WHAT'S NEXT

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The Township's leadership in proactively hosting a workshop to seek input from the community on affordable housing is to be commended. The discussion provided a multitude of ideas and significant input into what is desired for affordable housing in the community, and will be invaluable in the development of policies for the OCP update. The Township's staff will be using the results of the workshop to draft goals, objectives and policies.

This workshop summary report should be shared with all of those who participated in the workshop, as well as made publicly available on the Township's website for any interested party to download.

## RECOMMENDATIONS FOR FURTHER ENGAGEMENT

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It was evident from the workshop that there is a lot of interest, excitement and support for further engagement in affordable housing initiatives. It is recommended that the Township capitalize on the energy and expertise in the room and identify next steps for engagement as soon as possible, both to develop clear OCP policies, as well as to take the next bold steps in creating some affordable housing in the community. From the participants' comments, it appears that some topics are less understood than others, and could benefit from further exploration. Further engagement could include, for example:

- Host a follow-up workshop to focus on OCP policy development;
- Host a design charrette to identify parcels of land where housing could be built and the partners that need to be involved;
- Create a housing task force that can identify the terms of reference for a housing fund, which was strongly supported, and to explore options for a housing organization;
- Host another discussion or learning opportunity about resale price restrictions and/or municipal land acquisition, two topics that could have clear benefits in creating affordable housing in the long-term, but may not be well understood and did not have as strong support in the workshop;
- Host a follow-up workshop with the development/builder community to identify the key steps required to support the building of affordable housing.

## APPENDICES

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- A. Detailed comments from the housing stories
- B. Detailed comments from the strategies and tools posters
- C. All responses from the World Café discussions
- D. World Café table host guide

APPENDIX A. DETAILED COMMENTS FROM THE HOUSING STORIES

## Sue-Lin

How important is it to address Sue-Lin's housing needs in Esquimalt			
Not Important		Somewhat Important	Very Important
		9	20

### 27 Comments

What kind of housing may be appropriate for Sue-Lin?

- Secondary suite
- Workforce. Family housing (with playground area)
- Townhouse, duplex, condo, carriage house
- Co-op housing
- Secondary house rentals at affordable rates
- Purpose built rental. Co-op. Secondary suite (that's bigger than existing)
- Townhouse
- 2 br rental. Co-op. Co-housing
- Micro housing with ample green space. Secondary suite. Carriage house
- Low end market rental apts or co-op where young families congregate – share issues and congregate housing
- Duplex with suite. Carriage home
- Housing Co-ops. Affordable-subsidized apartments
- Private rental in condo building. Coach house. Suite in single or attach home
- Social / work profit housing. Apartments, townhouses
- Apt., - Coop housing. Townhouse, coach homes, Sec or garden suite
- For purchase strata title garden suite, carriage house or 1/3 , 1/2 house
- Affordable units for housing for family or co-op

What will make this type of housing successful?

- Non profit – Township policy
- Mix of affordable and market housing development and tax incentives
- Carriage house more private / public partnerships re=housing
- Guaranteed living income program
- CRD housing potential. Co-op housing. Affordable hsg
- Increased density with parking relaxation to encourage private rental housing
- More secondary suites
- Create a work-play-live environment. Avoid X-community travel
- Permitting rentals in condos is this a Strata issue or a regulation issue
- Rental – affordable – close to transit, shops, school, parks – longer term for housing (consistency to better able to stay and be connected in community)

## Marie – Claude

<b>How important is it to address Marie-Claude's housing needs in Esquimalt</b>			
Not Important		Somewhat Important	Very Important
		6	23

What kind of housing may be appropriate for Marie-Claude?

- Condo, Secondary Suite, Carriage House
- Garden Suite, Secondary Suite, Seniors independent living
- Stay in home, secondary suites in Townhouses
- Rentals for seniors, especially small suites. Not everyone wants a 2 bedroom place
- Co-housing. Co-op housing
- Small homes such as duplex or townhouses
- CO-housing
- Seniors co-housing – rent a room to a student
- Her current housing and renting out a room

What will make this type of housing successful?

28 Comments

- Air BNB, Help-X(trading help for skill/costs) accommodations
- Possible suite in the townhouse? Or rent room to students? Or sell and downsize
- She cannot afford to own – sell & rent Aff Housing
- If she stays in place she could apply to Strata Council for hardship rental or challenge a Bylaw restricting Boarders if applicable
- Rent supplements
- Rent out suites to students
- Zoning change to allow secondary suites in attached buildings, parking relaxation
- Build smaller sized condos with a more affordable price
- Qualify for safer? Sr's housing subsidized to address her income level
- Guaranteed living income
- Air BNB? Subsidized living to keep in her home
- Downsize to a smaller owner or rental unit or rent out a room or part of her house
- Affordable rent/own and in a building that is accessible to the bldg. and the community, mix of ages, not seniors only
- Government funded reverse mortgage, lending at municipal borrowing rates for qualified income levels
- 2<sup>nd</sup> mortgage, in house support services
- Affordable rental, rent supplements
- Bldg Legion Bldg
- Allow Strata diversion of home so she can sell a suite, pay off the mortgage and remain in portion of home.
- Host an international student

Jonathan

How important is it to address Marie-Claude’s housing needs in Esquimalt				
Not Important		Somewhat Important		Very Important
		4	11	12

30 Comments

What kind of housing may be appropriate for Jonathan?

- Workforce subsidized housing
- Duplex & townhouses
- Affordable rental, secondary suite
- Youth specific housing
- Coach house on his parents property
- Sec suite, garden suite, low cost apt
- Rental, A garden suite, a “Lane” coach house
- Suites, apartments, creative housing options, non-profit
- Carriage or garden suite
- Affordable rental units
- Affordable apartment to rent
- If garden suite / carriage house was @ parents house – would provide independent living w/a trust worthy tenant
- Garden suite, secondary suite, condo, carriage house
- Affordable apt to rent or basement suite
- Basement suite, suite in multi building, suite above garage, coach house
- 8000 sq. ft. minimum lot, garden suites
- Secondary suite or coach home. Workforce housing
- Workforce housing
- Small space housing
- Start with a small rental apartment or townhouse

What will make this type of housing successful?

- # of units created. (Need to create units)
- Restrictive 219 covenant at rezoning to restrict vacation rental uses
- Community bonds (for-profit housing)
- Shared kitchen / common area building
- Make the rezoning for in fill housing easier or educate home owners about the process
- In fill or RS-1 suite
- Increase density, garden suites, secondary suites
- Higher wages, Guaranteed annual income
- Higher tax base for homeowner to Municipality
- For shared kitchen / common area – zoning change

## Local Daycare

<b>How important is it to address Local Daycare staff's housing needs in Esquimalt</b>			
Not Important		Somewhat Important	Very Important
		6	12
			11

22 Comments

What kind of housing may be appropriate for Daycare Team Leader?

- Market rental (increased inventory)
- Share housing. Co-housing
- Apartment housing in close proximity to daycare
- Rental – Co-op
- Laneway – Secondary suite – purpose built rental
- Affordable rental housing. A legal secondary suite?
- Co-operative housing – to be part of the daycare – co-op business opportunities
- Shared or secondary suite
- Secondary suite – Affordable apartment
- Purpose built rental, secondary suite, co-op, non-profit / non-market
- Rental nearby – View Royal?
- Coach house on the day care property
- Secondary suite, garden suite, carriage house, studio apartment

What will make this type of housing successful?

- Build Cambie bldg.
- Rental suite townhouse duplex
- Expand what is affordable for infill housing
- Time to get owners of Esq Plaza to build affordable housing on top
- Better wages or guaranteed living income
- Permitting secondary suite or tax incentives to renovate
- Rent supplements
- Re-zone with restriction sec 219 not allowing vacation rental use
- Develop multi-use building – retail spaces (dog care business) with housing (apartments or townhouse)

## Jose and Imelda

How important is it to address Jose's and Imelda's housing needs in Esquimalt			
Not Important		Somewhat Important	Very Important
		3	15
			7

### 24 Comments

What kind of housing may be appropriate for Jose and Imelda?

- Affordable townhouse
- Co-op housing
- Co-op housing geared to young families
- Townhouse – apartment, small lot SDH
- Townhouse – housing co-op
- Townhouses or duplex
- Co-op housing
- Co-op w/childcare
- Affordable home ownership
- Townhouses – duplexes
- Housing co-ops

What will make this type of housing successful?

- Strata duplexing, flex zoning, condo development, affordable daycare
- Townhouse and child care benefit increase
- Take advantage of Equity loan from Prov. of BC – Buy in Esquimalt – S/F House
- Increase childcare subsidies
- Build up in the Esquimalt Plaza
- Redevelopment of larger properties – increase density tastefully
- Strata SF suites
- Need land!
- Build Cambie Bldg.
- Parking relaxation for condo projects. Allowance for secondary suites in attached building (Townhouses)
- Attractive housing options that complement current neighbourhoods
- Zoning changes Council not being swayed by nimbyism
- More affordable daycare

## Stephen

How important is it to address Stephen's housing needs in Esquimalt				
Not Important		Somewhat Important		Very Important
5	7	6	8	3

### 19 Comments

What kind of housing may be appropriate for Stephen?

- Secondary Ste build cottage infill
- Co-op
- Secondary suite, garden suite
- Garden suite secondary!! Equity take out – shared housing
- Affordable rental housing for seniors or shared ownership eg strata

What will make this type of housing successful?

- Education & facts
- Downsize as others have said
- He has equity and rental income. Plan to downsize, kids are gone
- Downsize sell – move into housing more affordable for him and family – still has savings
- Effective garden suite & secondary suite guidelines
- Guidelines and restriction on infill housing set at comfortable local area levels
- Downsize, redevelop the lot to multi-family
- Downsizing to a Strata title home where maintenance cost and work can be shared
- Can address concerns without changing focus on affordable housing
- Have rules for a SF zone to limit duplex size to single family dimensions (small duplex) appears the same as others
- Student renter
- The need for affordable housing is here now. To allow for garden suites / carriage houses will assist the renter to find a home as well as the home owner to assist with hardship costs.
- There needs to be a healthy mix – single family, multiple family, etc. Not one at the expense of another.
- A fear can be helped better w education than policy
- Awareness that affordable housing will not lower [used down arrow] property value

APPENDIX B. DETAILED COMMENTS FROM THE STRATEGIES AND  
TOOLS POSTERS

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	Purpose built rental housing	Secondary suites	Infill (carriage/accessory, multi-family)	Seniors and special needs housing
1. Would this work in Esquimalt?	31	29	30	29
2. What needs to be changed, if anything, in order to work in Esquimalt?  <ul style="list-style-type: none"> <li>➤ Priority approval process for all affordable dev.</li> <li>➤ Off street parking</li> <li>➤ Identify areas ready for update over next 30 years</li> </ul>	<ul style="list-style-type: none"> <li>➤ Rebuild Work Point married quarters with densification</li> <li>➤ Higher density with good planning</li> <li>➤ City / Developer partnership</li> <li>➤ Good planning and/or design</li> <li>➤ Boarding houses (short term)</li> <li>➤ Multi-generational and function</li> <li>➤ Micro suites, family units, senior and mobility challenged under same roof</li> <li>➤ Co-op housing in all</li> <li>➤ Add opp for community garden space/roof top</li> <li>➤ Parking concerns must be taken into consideration</li> <li>➤ Revitalization of existing rental stock</li> <li>➤ Relax parking requirements</li> <li>➤ Inclusionary zoning to ensure it is not just higher end of market/investment properties</li> <li>➤ Use Fleming St prop owned by Esq</li> <li>➤ Re-purposing of existing poor quality buildings along Esq Rd</li> <li>➤ Parking req</li> <li>➤ Community investment (bonds)</li> <li>➤ Have more pet friendly apartments</li> <li>➤ Subsidized for disability (visible &amp; invisible)</li> <li>➤ Micro suites</li> </ul>	<ul style="list-style-type: none"> <li>➤ Expand to attached dwelling</li> <li>➤ Allow shared common facility dwelling units</li> <li>➤ Parking <u>is</u> important so streets, are not impassable</li> <li>➤ Owner occupied makes for better neighbourhoods</li> <li>➤ Homeowner rental units: tenant subject to whims of homeowner and sale of house – unstable for long term</li> <li>➤ Secondary suite and garden suite – one off street parking spot</li> <li>➤ Provide incentives for owners to provide secondary suites</li> <li>➤ Legalize all secondary suites</li> <li>➤ If rental income is mortgage helper for suited spaces, owner want to maximize income</li> <li>➤ Allow suites in duplex that are large enough to meet building code</li> <li>➤ Relaxation of parking requirements</li> <li>➤ Address concerns about parking on residential streets (infill &amp; suites)</li> <li>➤ Garden suites &amp; increased density of duplex zoned prop.</li> <li>➤ Parking concerns must be taken into consideration – they are real</li> <li>➤ Parking req</li> <li>➤ Incentives (Less Air BNB)</li> <li>➤ Mandatory off street parking for each unit</li> <li>➤ Transit through neighbourhoods</li> </ul>	<ul style="list-style-type: none"> <li>➤ Streamline rezoning process</li> <li>➤ Manage nimbyism with Municipal Council making decisions based on greater good and not catering to vocal minorities</li> <li>➤ Sensitive infill - needs community buy-in</li> <li>➤ Respect existing <u>neighbourhoods</u> while considering <u>diversity</u></li> <li>➤ Relaxation of parking requirements</li> <li>➤ Within neighbourhood design guidelines</li> <li>➤ Done right</li> <li>➤ High degree of privacy in the design</li> <li>➤ Love houses – I think</li> <li>➤ Neighbours should have input on design</li> <li>➤ Garden suite house</li> <li>➤ Garden suites and coach homes</li> <li>➤ Staff approval process – no public process</li> <li>➤ 8000 sq ft minimum</li> <li>➤ Parking</li> <li>➤ Within existing set backs</li> <li>➤ Update bylaw &amp; zoning to accommodate variety of options available</li> <li>➤ Laneway               <ul style="list-style-type: none"> <li>○ Policy</li> <li>○ Funding</li> </ul> </li> <li>➤ Parking requirement</li> <li>➤ Create a policy for tiny homes</li> <li>➤ Make approval process easier like Victoria just approved</li> <li>➤ Amend duplex zoned narrow lots to provide for legal method for added inventory</li> <li>➤ Update zoning to allow carriage houses, garden suits, tiny houses</li> <li>➤ Parking requirement/restriction or permits</li> <li>➤ Parking concerns must be taken into consideration</li> </ul>	<ul style="list-style-type: none"> <li>➤ Parking relaxation</li> <li>➤ Increased FSR</li> <li>➤ Increase site coverage</li> <li>➤ Assisted living may not be needed as much currently but for future</li> <li>➤ As part of community</li> <li>➤ Age restricted units for seniors</li> <li>➤ Nicely designed not cheap &amp; affordable</li> <li>➤ Age in place opportunities supports</li> <li>➤ Seniors still need rentals that fits w / their fixed income</li> <li>➤ Not raised year after year</li> <li>➤ Multi-generational aging in place options</li> <li>➤ Streamline approval time frame</li> <li>➤ Build approved project               <ul style="list-style-type: none"> <li>○ Cambie</li> <li>○ Legion</li> </ul> </li> <li>➤ Parking requirements</li> <li>➤ <u>Must</u> include reality based discussion on parking issues, &amp; concerns</li> <li>➤ Build patio home community</li> <li>➤ Use church property for life lease property development</li> </ul>

## #2 Policy Tools

	Density bonus	Resale price restrictions (and covenants)	Enable and support non-profit housing developers	Manage short-term rentals
1. Would this work in Esquimalt?	28	12	16	20
2. What needs to be changed, if anything, in order to work in Esquimalt?	<ul style="list-style-type: none"> <li>➤ Only in conjunction with other incentives or relaxations</li> <li>➤ Parking</li> <li>➤ Tax free period</li> <li>➤ Fast track approval process</li> <li>➤ More assurance on density prior to entering process</li> <li>➤ Roof top gardens</li> <li>➤ Clarity on formulas</li> <li>➤ Only for non-profit not for market driven ...market driven bonus density does not create affordable housing...it only increases housing stock</li> <li>➤ So long as it is well designed</li> <li>➤ Make sure the benefits is adequate for <u>both</u> the community and the developer</li> <li>➤ Provide for covenants on title to allow for mix use zoning</li> <li>➤ Balance of affordable housing within housing</li> <li>➤ Improved / increased public transit access</li> <li>➤ Allow higher % lot coverage to get income affordable and full market value development without height</li> <li>➤ Implement zoning to include non-market allocation</li> <li>➤ Allow higher buildings</li> <li>➤ Height restrictions relaxed in exchange for green space - side walks</li> </ul>	<ul style="list-style-type: none"> <li>➤ Only for homes that start out with subsidies or price controls</li> <li>➤ Only if subsidized otherwise becomes penalty to owner</li> <li>➤ How do you tell an owner to limit their profit?</li> <li>➤ Agree with rent control and resale dollar control in the right circumstances</li> <li>➤ Yes – 219 covenant</li> <li>➤ Concern of driving prices up</li> <li>➤ Use Calgary attainable homes model</li> </ul>	<ul style="list-style-type: none"> <li>➤ Exists – CRD Housing</li> <li>➤ Already exists CRHC</li> <li>➤ They need affordable land. Provide via aff. Housing fund</li> <li>➤ Create separate non-profit affordable housing policies in OCP that incentivise and expedite development process</li> <li>➤ Already have too many!!</li> <li>➤ Partner with first nations on Work Point Redevelopment Canada Land Company</li> <li>➤ Community bonds 5% return on 20 yrs</li> <li>➤ Low rent for - profit</li> </ul>	<ul style="list-style-type: none"> <li>➤ One for one – If you have one short term (air BNB) rental you must match with long term options</li> <li>➤ Example – in house suite and carriage house this model also supports multi generational concept</li> <li>➤ Regulating changes to permit and manage s/t rentals</li> <li>➤ Exclude purpose built rentals including secondary suites and coach homes</li> <li>➤ Allow room in family residences to be rented short term</li> </ul>

# #3 Housing form

## Resourcing

	Housing fund	Municipal land acquisition/land trusts	NPO owned assets/land	Housing organization
1. Would this work in Esquimalt?	26	11	24	20
<p>2. What needs to be changed, if anything, in order to work in Esquimalt?</p> <p>➤ Priority approval process for all affordable dev.</p>	<ul style="list-style-type: none"> <li>➤ Income suites or carriage and garden home additional property taxes. Re-invest into high density affordable housing by municipality</li> <li>➤ Government pension Funds</li> <li>➤ Return of MURB Program</li> <li>➤ Community bonds 5% return, 20 yrs, low-rent for – profit</li> <li>➤ Ensuring the fund is being used to build affordable housing</li> <li>➤ Although we don't collect DCC we could seek</li> <li>➤ Funding in lieu for density could go into housing fund</li> <li>➤ Clear &amp; supportable formulas</li> <li>➤ Special not for profit housing policy in OCP to incentivize and expedite affordable housing development</li> <li>➤ Esq already contributes to housing fund – CRD</li> <li>➤ Already contribute through Regional Housing Trust Fund</li> <li>➤ Expedite zoning</li> <li>➤ Participation thru CRD affordability trust fund</li> <li>➤ Don't let developers buy more density w cash. We are short on land and can't keep putting off affordable housing</li> </ul>	<ul style="list-style-type: none"> <li>➤ \$1 / yr 99 yrs proven land trust work</li> <li>➤ Set up Esquimalt Foundation</li> <li>➤ No, Leave this for private sector and not for profits</li> <li>➤ Maybe – cost to taxpayers!</li> <li>➤ Utilize the CRD land Banking &amp; Housing Service</li> <li>➤ Yes – do it!</li> </ul>	<ul style="list-style-type: none"> <li>➤ Land inventory – partnering NGOs &amp; faith based groups to find out what land they may have to donate to non-profit housing</li> <li>➤ Cultural (ethnic) artist specific</li> <li>➤ Community investment co-op</li> <li>➤ Micro units</li> <li>➤ Priority approvals process</li> <li>➤ Bonus Density</li> <li>➤ Relax regulations and costs</li> </ul>	<ul style="list-style-type: none"> <li>➤ Housing organization needs to be spearheaded by major local employers to take off. Housing organizations already exist in the region.</li> <li>➤ Within neighbourhood plan</li> <li>➤ Micro condos</li> <li>➤ Inspire Hsg. Types</li> <li>➤ Population mix</li> <li>➤ Affordability ownership @219 covenants for resale</li> <li>➤ They already exist! GVHS, CRD, Makola, Pacifica Gr. Vic Rental Development Society</li> </ul>

APPENDIX C. ALL RESPONSES FROM WORLD CAFÉ DISCUSSIONS

## Housing form

	Purpose built rental housing	Secondary suites	Infill (carriage/accessory, multi-family) - No nimbyism for all	Seniors and special needs housing
1. General level of support for this tool/strategy?	<ul style="list-style-type: none"> <li>Pod housing/boarding house/dorm housing</li> <li>Life lease suites</li> <li>Micro suites</li> <li>High</li> <li>Needed</li> </ul>	<ul style="list-style-type: none"> <li>Supportive</li> <li>Legal YES!</li> <li>Currently allow without parking</li> <li>Yes, continue to support</li> <li>High</li> <li>Needs to be up to code needs all to be legalized.</li> </ul>	<ul style="list-style-type: none"> <li>Supportive with considerations</li> <li>Super high</li> <li>moderate</li> <li>Yes attitude</li> <li>Carriage/coach homes</li> <li>Perfect</li> <li>carriage houses</li> <li>Small lots</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> <li>Supportive</li> <li>Boarding house concept with student companion</li> <li>High</li> <li>Needed for transitional living</li> </ul>
2. What is essential to make it work in Esquimalt?	<ul style="list-style-type: none"> <li>Agreements &amp; contracts</li> <li>Diversity bonus</li> <li>Policy changes</li> <li>Tax incentives</li> <li>Design guidelines</li> <li>Pre-approval</li> <li>Clear policy &amp; guidelines</li> <li>Neighbourhood design guidelines</li> </ul>	<ul style="list-style-type: none"> <li>Building permit</li> <li>Building permit = code</li> <li>Monitored</li> <li>Safe</li> <li>Owner occupied</li> <li>Privacy</li> <li>Rental police for community</li> <li>Parking</li> <li>Good tenant/diligent landlords</li> <li>Health/safety/building code</li> </ul>	<ul style="list-style-type: none"> <li>Neighbours want a say</li> <li>Respect privacy</li> <li>Public process not onerous</li> <li>Parking issues</li> <li>Owner occupied x 2</li> <li>Flexible zoning</li> <li>Adaptive use of existing buildings (multi-family)</li> <li>Yes Attitude! Pa</li> <li>Neighbourhood should have say</li> <li>Parking be considered</li> <li>Setbacks</li> <li>Size of property</li> </ul>	<ul style="list-style-type: none"> <li>Allow seniors to make own decisions x 2</li> <li>Connected/not isolated x 2</li> <li>Options for aging in place including support from community (support system) x 2</li> <li>Proper staffing in facilities</li> <li>Flexible zoning</li> <li>Adaptive use of existing buildings (multi-family)</li> <li>Dedicated seniors building</li> <li>Location</li> </ul>
3. Where should it occur?	<ul style="list-style-type: none"> <li>Close to Vic West</li> <li>Esquimalt Road corridor</li> <li>Craigflower</li> <li>Transportation routes</li> <li>Old Esquimalt Road</li> <li>Proximity to amenities (grocery, etc.)</li> <li>Behind Red Barn</li> <li>Multi-family designated lands</li> <li>Commercial mixed use designated lands</li> </ul>	<ul style="list-style-type: none"> <li>1 rental only</li> <li>More if parking on site</li> <li>Everywhere – single family and two family developments</li> <li>Since family only (majority) only one suite on-site not two (minority)</li> <li>All dwellings as long as building code &amp; health &amp; safety compliance</li> </ul>	<ul style="list-style-type: none"> <li>Single family x 2</li> <li>Large lot</li> <li>Larger lots</li> <li>Lot coverage considered</li> <li>Setbacks</li> <li>Parking</li> <li>Privacy</li> </ul>	<ul style="list-style-type: none"> <li>Central</li> <li>Town centre x 2</li> <li>Walkable</li> <li>Around community Services</li> <li>Transportation</li> <li>Good Connectivity x 2</li> <li>Patio homes in out lying area for independence</li> <li>Not in fringe – close to services</li> </ul>

<p>4. What design considerations are needed?</p>	<ul style="list-style-type: none"> <li>• Mixed housing across community</li> <li>• Mixed units within one roof</li> <li>• Micro-communities in one spot</li> <li>• Neighbourhood design guidelines</li> <li>• Landscape/topography &amp; height of building</li> <li>• Consistency</li> <li>• Neighbourhood plans</li> <li>• Esthetics still important</li> <li>• Visual interest</li> <li>• Green aspects/features</li> </ul>	<ul style="list-style-type: none"> <li>• Accessibility</li> <li>• Health &amp; safety – building code</li> <li>• Parking onsite</li> <li>• Building code</li> <li>• Size</li> </ul>	<ul style="list-style-type: none"> <li>• Setbacks</li> <li>• Lot coverage</li> <li>• Parking &amp; parking surfaces</li> <li>• Privacy x 2</li> <li>• Straight building permit</li> <li>• Streamlined approval process – must be fast + consistent.</li> <li>• Respectful of neighbours</li> </ul>	<ul style="list-style-type: none"> <li>• Accessibility</li> <li>• Accessibility design</li> <li>• Still driving – so parking</li> <li>• Elevators x 2</li> <li>• Storage for scooters</li> <li>• Common area amenities x 2</li> <li>• Garden plots x 2</li> <li>• Student incentives for /as companion for senior community</li> <li>• Scale appropriate to local neighbourhood</li> <li>• Accessibility, walkability, parking</li> <li>• Electrical scooter storage</li> <li>• Patio Homes</li> <li>• “cradle to grave” living</li> </ul>
<p>5. What are some policies, strategies and/or actions needed to make this happen? (For renting secondary suites, should business licenses be introduced?)</p>	<ul style="list-style-type: none"> <li>• For secondary suites business licensing: <ul style="list-style-type: none"> <li>○ Yes &amp; No – differing opinions</li> <li>○ Yes – allows for regulating &amp; managing</li> <li>○ No – may result in displacement</li> </ul> </li> <li>• Encouraged throughout the community</li> <li>• Zoning must be in place for insurance to cover owner</li> <li>• Different approval process for developers &amp; non-profits</li> <li>• Clear policy &amp; guidelines</li> <li>• Community investment (part of community for community)</li> <li>• Allow more co-housing, very small lot, manufactured home parks</li> </ul>	<ul style="list-style-type: none"> <li>• Think outside the box and doing something differently (i.e. more than 1 suite if there is onsite parking)</li> <li>• Variances on a case by case basis</li> <li>• Set standard</li> <li>• Property tax incentives</li> <li>• Parking regulations</li> <li>• Annual checkpoint/monitor for property etc. &amp; code compliance</li> <li>• Business licence</li> <li>• Update bylaws to allow for density in dwelling based on f.a.r. + bedrooms</li> <li>• Zoning flexibility</li> </ul>	<ul style="list-style-type: none"> <li>• Parking</li> <li>• Setback</li> <li>• Clear guidelines</li> <li>• Lot coverage</li> <li>• Variances</li> <li>• Create lane by property owners providing land base</li> <li>• Relaxation of setbacks</li> <li>• Allow strata when subdividing (options)</li> </ul>	<ul style="list-style-type: none"> <li>• Zoning</li> <li>• Quick approval process</li> <li>• Move to top of queue</li> <li>• Micro-units</li> <li>• Green space/rooftop gardens</li> <li>• Retain animals</li> <li>• Plan ahead</li> <li>• Zoning, preferable treatment with approval process, provision of greenspace, ability to have animals – think ahead put policy in OCP.</li> <li>• What is target? (what percentage)</li> </ul>

## Policies

	Density bonus	Resale price restrictions (and covenants)	Enable and support non-profit housing developers	Manage Short-Term Rentals
1. General level of support for this tool/strategy	<ul style="list-style-type: none"> <li>• Yes</li> <li>• + Favourable</li> <li>• Well supported</li> <li>• Yes (1), No (2)</li> <li>• It's within municipal power</li> <li>• Realistic approach</li> <li>• Hard to manage</li> <li>• Policy + Alt. for AH administrative problem</li> <li>• Developers could put money for AH in lieu of it</li> </ul>	<ul style="list-style-type: none"> <li>• Mixed x 2</li> <li>• It exists for CRD</li> <li>• Dockside Green has 25 of those units managed by CRD</li> <li>• Very complicated and hard to administer</li> <li>• Difficult to control and manage</li> <li>• Difficult to manage</li> <li>• Works well with a housing organization</li> <li>• Only way to get people into ownership</li> <li>• A valuable option for new owners</li> <li>• Successful in other places</li> </ul>	<ul style="list-style-type: none"> <li>• Favourable</li> <li>• Mixed – mostly supportive</li> <li>• Very wise</li> <li>• Churches are doing it. It works well, we should keep doing it.</li> <li>• Enabling more non-profit isn't a solution, enabling the existing one could be</li> <li>• Feel need is already being met regionally by other organizations/non-profits</li> <li>• Housing groups already exist in the community and region</li> </ul>	<ul style="list-style-type: none"> <li>• Favourable</li> <li>• No</li> <li>• Not popular with group</li> <li>• Growing problem in Esquimalt area</li> <li>• We already have a shortage of supply</li> <li>• Pushing out students</li> <li>• Maybe offers \$ spent in community</li> </ul>
2. What is essential to make it work in Esquimalt?	<ul style="list-style-type: none"> <li>• Making sure it works within the neighbour plan</li> <li>• Zone areas for density bonusing</li> <li>• Traffic considerations</li> <li>• A qualifier for when density bonus applies</li> <li>• Need to differentiate between not-for-profit and market</li> <li>• Tied to other relaxations (e.g. parking)</li> <li>• Cash in lieu to affordable housing fund</li> </ul>	<ul style="list-style-type: none"> <li>• Not the municipality managing, a non-profit</li> <li>• Getting people engaged and wanting to be part of the process.</li> <li>• More control over who is actually residing in the home/unit</li> <li>• Amount of municipal energy/staff resources required</li> <li>• Once built by non-profit the municipality would stay out of it – would be housing society</li> <li>• Municipality should welcome these types of housing</li> </ul>	<ul style="list-style-type: none"> <li>• A crisis</li> <li>• Organization just needs seed funding to get started then they are sufficient</li> <li>• Major employers being champions to lead it</li> <li>• Attractive for developers to work with non-profits to make projects happen</li> <li>• More collaboration to make projects</li> </ul>	<ul style="list-style-type: none"> <li>• Municipality should examine it and use every power to control it – we need to act</li> <li>• It could work in some specific identified building but need to be well-managed.</li> <li>• If you create short-term rental units, must create equal amount of long-term rental units</li> </ul>
3. Where should it occur?	<ul style="list-style-type: none"> <li>• Works best in higher density development</li> <li>• Theoretically it's a useful tool, in reality its hard to manage and not the best solution.</li> <li>• Near rec centres and other community amenities</li> <li>• MURBs</li> <li>• Not everywhere, but need neighbourhood plans/design guidelines to make that happen</li> </ul>	<ul style="list-style-type: none"> <li>• Township should designate areas for higher-density affordable housing</li> </ul>	<ul style="list-style-type: none"> <li>• Near DND/Dockyard</li> <li>• On ground parking lots – build above the lots</li> </ul>	<ul style="list-style-type: none"> <li>• In homes where a room is rented; not suite.</li> <li>• Would work inside a family home vs. individual rental unit</li> <li>• Some owners do not want to buy into condo buildings that allow short-term rentals.</li> </ul>

	<ul style="list-style-type: none"> <li>Higher density; multi-story</li> </ul>			
4. What design considerations are needed?	<ul style="list-style-type: none"> <li>Be clear about what is included in terms of public amenities if there is a density bonus (in general, not just for AH)</li> <li>Vertical building: penthouse – more modest suites in same building</li> <li>Need to be architecturally attractive – including more modest suites.</li> <li>Should be design guidelines for all of Esquimalt</li> <li>Example: secondary suites + accessory – allow one for rental other affordable (issue – adherence, enforcement)</li> </ul>	<ul style="list-style-type: none"> <li>Difficult for municipality to do, but a housing organization could do it.</li> </ul>	<ul style="list-style-type: none"> <li>What type of housing would be offered? Co-op, co-housing</li> </ul>	<ul style="list-style-type: none"> <li>Concerns for neighbourhood safety</li> <li>Would not work in condo, people don't want transients</li> </ul>
5. What are some policies, strategies and/or actions needed to make this happen?	<ul style="list-style-type: none"> <li>Include it in OCP</li> <li>Strong community policy</li> <li>Transitional density – along key area/corridors.</li> <li>Remove parking strategy</li> <li>MURBs – building owned by small investors; could write off losses</li> <li>Cash in lieu would require a housing organization to manage</li> </ul>	<ul style="list-style-type: none"> <li>Leave it to the non-profit to decide</li> <li>Have a housing organization</li> <li>Streamline approval process at municipality</li> <li>Improve application process by having a model/clear and definitive policies and guidelines</li> <li>Example: City of Calgary; equity build-up and then it goes back on sale.</li> </ul>	<ul style="list-style-type: none"> <li>Tax break</li> <li>Will employers want to partner and putting funding in.</li> <li>Building for profit and non-profit players together</li> <li>Need to facilitate partnerships</li> </ul>	<ul style="list-style-type: none"> <li>Requiring licensing</li> <li>Will be heavier on municipal services (garbage, water, roads)</li> <li>Need more control</li> </ul>

## Resourcing

	<p>Housing fund</p> <p><a href="http://wayblaze.com/">http://wayblaze.com/</a></p>	<p>Municipal land acquisition/land trusts</p> <ul style="list-style-type: none"> <li>Municipally owned land trust</li> <li>Independent land trust</li> </ul>	<p>NPO owned assets/land</p>	<p>Housing organization</p>
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<p>1. General level of support for this tool/strategy</p>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• Yes, general level of support</li> <li>• Support in Esquimalt housing fund</li> <li>• Developer to fund the fund</li> <li>• Surcharge per unit? Yes.</li> <li>• Direct charge to residents? No.</li> <li>• “It’s like crowd funding your building”</li> <li>• Everybody gets something out of it.</li> </ul>	<ul style="list-style-type: none"> <li>• If investment comes back to Esquimalt</li> <li>• Opportunity for federal land?</li> <li>• Opportunity for collaboration?</li> <li>• Worth looking at!</li> </ul>	<ul style="list-style-type: none"> <li>• Yes</li> <li>• Yes, encourage it.</li> <li>• Non-profit is important!</li> <li>• Long-term community members who have a stake in the community</li> <li>• Churches, cultural groups, arts (ex. Of Artscape in Toronto)</li> </ul>	<ul style="list-style-type: none"> <li>• Yes + CRD</li> <li>• Esquimalt – not sure</li> <li>• Needed to help create affordable home ownership</li> </ul>
<p>2. What is essential to make it work in Esquimalt?</p>	<ul style="list-style-type: none"> <li>• Already working via CRD = Esquimalt \$12,000/year →</li> <li>• Esquimalt already pays into Capital Region Housing Fund – but could be useful to earmark for community here.</li> <li>• Arms length – not directly under municipality.</li> </ul>	<ul style="list-style-type: none"> <li>• Partnership with CRD</li> <li>• Incentives to non-profit land trust</li> <li>• Education</li> <li>• Community has to step up</li> </ul>	<ul style="list-style-type: none"> <li>• Effective partnerships</li> <li>• Identifying partnerships</li> <li>• Perhaps different rules than private, corporate landowners...</li> <li>• Incentives like not paying property tax, etc.</li> <li>• surcharge on market driven housing? And that funding would go elsewhere</li> <li>• Not profit-driven, but care-driven</li> </ul>	<ul style="list-style-type: none"> <li>• Financial analysis</li> </ul>
<p>3. Where should it occur?</p>			<ul style="list-style-type: none"> <li>• OCP identify properties</li> <li>• Integrated into community – non-congregate</li> </ul>	
<p>4. What design considerations are needed?</p>				<ul style="list-style-type: none"> <li>• Market analysis – what options?</li> </ul>
<p>5. What are some policies, strategies and/or actions needed to make this happen?</p>	<ul style="list-style-type: none"> <li>• Possible to take tax increase from having carriage house putting it in affordable housing fund.</li> <li>• Incentivize developing other housing options.</li> <li>• Research, write, enact policy</li> <li>• Look to other models &amp; adapt for local needs.</li> </ul>	<ul style="list-style-type: none"> <li>• Streamlining process for non-profit</li> <li>• Bring in people who are experts on existing models to educate &amp; help start process</li> <li>• Make sure it is building something that is an ongoing contributor (that it is being seen that way)</li> </ul>	<ul style="list-style-type: none"> <li>• Streamlining process</li> <li>• Work with one of the big guys (Greater Victoria Housing Society) to set an example/model</li> <li>• Develop momentum</li> </ul>	<ul style="list-style-type: none"> <li>• Financial analysis – OCP – be proactive</li> <li>• Get a project going - momentum</li> </ul>

## APPENDIX D. WORLD CAFÉ TABLE HOST GUIDE

### ESQUIMALT AFFORDABLE HOUSING WORKSHOP

#### Table Host Guide

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Thank you for being a table host for the Esquimalt Affordable Housing World Café session. There will be three rounds of discussions, 25 minutes each. You will remain the host at this table while participants change tables.

As a table host, your role is to:

- Introduce and summarize the topic
- Encourage all participants to join the conversation and contribute their ideas, indicating that all ideas are valuable
- Ensure everyone has a chance to talk and that no one person dominates the conversation
- Keep the conversation focused on the topic and on ideas/solutions, not problems/challenges (you can acknowledge problems/questions, but encourage people to suggest solutions to them)
- Guide the conversation and not jump into it
- Check in with the participants to ensure you've heard their comments correctly
- Keep the conversation on time and on track
- Summarize the conversation for new participants at the beginning of the subsequent rounds

#### Process:

1. Welcome, introduce yourself, and review:
  - Topic: \_\_\_\_\_
  - Process:
  - Timing: 25 minutes, then 5 minutes to change tables, then 25 minutes for next topic
  - Explain ground rules:
    - All participants to join the conversation and contribute their ideas
    - Listen to understand; challenge ideas, not each other
    - Help each other at the table to have a chance to talk; check that you are not dominating the conversation
    - Focus on ideas and solutions, not problems/challenges
    - No ranting allowed!
2. Do a quick round of self-introductions (if time and not too many people): name and affiliation
3. Ask for a notetaker.
4. Review the tools/strategies you will be discussing and the comments from the gallery walk.
5. Guide the discussion by addressing the following points (notetaker to take notes):
  - a. General level of support for this tool/strategy
  - b. What is essential to make it work in Esquimalt?
  - c. Where should it occur?
  - d. What design considerations are needed?
  - e. What are some policies, strategies and/or actions needed to make this happen?
6. Thank people for their input. Ask them to move to the next round.

**Table 1: Consultant Recommendations for Further Engagement on Affordable Housing**

<b>Consultant Recommendations</b>	<b>Workshop and Council Comments from May 5<sup>th</sup> Workshop and June 19<sup>th</sup> COTW</b>
1. Host a follow-up workshop to focus on OCP policy development.	<p>Council: Most workshop participants live in single family homes. We need to hear from a greater diversity of people (e.g. renters and condo dwellers).</p> <p>Staff scheduled a Special COTW Meeting for October 3, 2017.</p>
2. Host a design charrette to identify parcels of land where housing could be built and the partners that need to be involved.	<p>Council: The hosting of a design charrette can be completed by a Housing Task Force (Recommendation #3).</p>
3. Create a housing task force that can identify the terms of reference for a housing fund and to explore options for a housing organization.	<p>Workshop: There was limited support for municipal acquisition of land and creating land trusts. Workshop participants suggested exploring collaborative opportunities with the Capital Region Housing Corporation as well as the federal government regarding workforce housing.</p> <p>Council:</p> <ul style="list-style-type: none"> <li>- Not in favour of an Esquimalt housing trust fund.</li> <li>- How can Esquimalt leverage CRD Housing Fund?</li> <li>- A housing task force could be made up of residents, developers, and members of staff and Council.</li> <li>- One of the task force's initiatives could be to host a design charrette (Recommendation #2).</li> </ul> <p>Staff recommends that a Housing Task Force not be established until after a new OCP is adopted.</p>
4. Host another discussion or learning opportunity about resale price restrictions and/or municipal land acquisition.	<p>Workshop: Some workshop participants indicated concerns with it being difficult to administer and manage. Others believed it is the only way to get people into home ownership.</p>
5. Host a follow-up workshop with the development/builder community to identify the key steps required to support the building of affordable housing.	<p>Council: Would like to have a discussion with developers on building family-friendly condos – 3 or 4 bedrooms with dinning area and good sound proofing.</p>

**Table 2: Staff Comments on Direction Given at the June 19<sup>th</sup>, 2017 COTW Meeting**

COTW Direction	Staff Comments
1. Invite CRD staff and the Coalition to End Homelessness to make a presentation to Council on regional housing funding and programs.	Presentation made at July 10, 2017 Council Meeting on the Capital Region District Housing Funding Model and Services - by Christine Culham, Senior Manager of Regional Housing, Kevin Reilly, Manager Housing Planning & Programs.
2. Provide stats on the number of legal vs. illegal secondary suites in Esquimalt.	According to BC Assessment there are 341 residential dwellings with a suite in Esquimalt. The count is based on BC Assessment's evaluation which does not evaluate whether the suite is legal or built to code.
3. Research what other municipalities have done to address parking requirements in the case of affordable housing developments and rental suites.	Many municipalities do not require a parking spot for a secondary suite or garden suite.
4. Create more opportunities for the creation of rental units through relaxations to secondary suites and development of detached accessory (garden) suites.  <i>Note: Most BC municipalities only allow one additional suite to the primary dwelling – either an attached (secondary suite) or detached dwelling (garden suite).</i>	Option A: Allow secondary suites in two-unit residential zones (duplexes). Due to BC Building Code, this option is the same as allowing/building a fourplex.  Option B: Allow coach homes in single and two-unit residential zones (duplexes). See Appendix E Matrix for Detached Accessory Dwelling Units (DADUs) for regulatory options.
5. Investigate the possibility of tiny homes in Esquimalt.	Tiny homes are frequently custom-built homes of 400 square feet or less on a moveable platform, and incorporate recycled materials and environmental design.  Because tiny homes are a relatively new trend, regulations around building and parking them vary and can be a grey area. Some mobile home parks will accommodate them.
6. Research what other municipalities have done to encourage apartment buildings and strata's to allow pets.	Staff was unable to find a BC local government who has developed an initiative to encourage pets in multi-unit residential buildings.  If Council wished, Council may advocate for changes to the <i>Residential Tenancy Act</i> .
7. Encourage developers to build 3 and 4 bedroom units in multi-family residential developments.	Updated OCP Policy (draft): "Advocate for a mix of dwelling unit sizes within multi-unit low-rise and multi-unit high-rise residential developments." "

## Official Community Plan Review

### DRAFT Housing Policies

Policy (DRAFT)	Key Words
<b>Affordable Housing</b>	
Encourage the provision of affordable housing by the private market and the non-profit housing sector. Partnerships between private, public or non-market housing providers may be supported. These might include innovative approaches such as limited equity, rent-to-own, co-op, mixed market and non-market projects.	Private Non-profit Rentals Home ownership
Encourage the placement of new rental, affordable, special needs, and seniors housing in all appropriately designated residential land use areas as they are integral components of inclusive neighbourhoods.	Inclusive neighbourhoods Special needs Seniors
Avoid the spatial concentration of affordable and special needs housing in neighbourhoods.	Inclusive neighbourhoods
Consider the impacts of converting existing rental apartment buildings to stratified condominiums.	Rentals
Consider bonus density, parking relaxations or other development variances where a development proposal includes affordable, special needs or seniors housing. This may apply to both market and non-market housing, and mixed-use proposals. A “housing agreement” may be entered into between the Township and the owner.	Seniors Special needs Bonus density Housing agreement
Work in co-operation with the provincial and federal governments, the real estate community, social service agencies, faith-based organizations, service clubs and other community resources to provide affordable housing and support services for seniors, the frail elderly and other special needs groups.	Seniors Special needs Governments Non-profits Partnerships
<b>Age-friendly</b>	
Support and facilitate development of multi-generational housing, including in multi-unit residential developments.	Multi-generational developments MURBs
Encourage child friendly developments that provide appropriate amenities such as outdoor play areas for young children that are well-separated from traffic circulation and parking areas.	Child friendly developments
<b>Medium Density Developments</b>	
Proposed redevelopment or infill within established detached and two-unit residential land use designated areas should be built to high quality design and landscaping standards and respond sensitively to existing neighbourhood amenities.	Infill Design standards
Consider the inclusion of secondary suites in infill developments where it is demonstrated that neighbourhood impacts can be mitigated.	Infill Secondary suites

Policy (DRAFT)	Key Words
Discourage new applications for infill housing, including rezoning and subdivision, for panhandle lots in the 1100 and 1200 blocks of Old Esquimalt Road and the 600 block of Fernhill Road.	Infill EXCEPTIONS
Consider new townhouse residential proposals up to three storeys in height with a Floor Area Ratio of up to 0.70 in areas designated Townhouse Residential on the “Land Use Designation Map”, provided the design responds effectively to both its site and surrounding land uses	Floor Area Ratio Height Townhouse
Encourage the provision of “missing middle” medium density housing types such as duplexes, townhouses and small lot infill as one avenue to address housing affordability.	Missing middle Duplex Townhouse Infill (small lot)
<b>Multi-Unit Residential Development (MURBs)</b>	
Encourage new multi-unit low-rise and multi-unit high-rise residential development with high quality design standards for building and landscaping and which enhance existing neighbourhoods.	Design standards
Prioritize multi-unit low-rise and multi-unit high-rise residential development in land use designated areas that: i) reduce single occupancy vehicle use; ii) support transit service; or iii) is located within close proximity to employment centres.	Location Transit
Advocate that a mix of housing types be provided in multi-unit low-rise and high-rise residential land use designated areas in order to meet the varying housing needs of Esquimalt residents.	Housing types
Advocate for a mix of dwelling unit sizes within multi-unit low-rise and multi-unit high-rise residential developments.	Unit Sizes
Encourage developers of new multi-unit low-rise and multi-unit high-rise residential development proposals that “land-lock” an adjacent parcel to consolidate the adjacent parcel, or to leave a sufficient area available to allow for the eventual redevelopment of the adjacent land.	Land locking (adjacent property)
Consider, where appropriate, development proposals with densities greater than those set out in the Official Community Plan through density bonus of floor-space provided that the additional density results in the provision of community amenities deemed appropriate by Council for the benefit of the community.	Amenities Density bonus
Recognize, for the purposes of density bonuses, “amenities” may include but not be limited to: <ul style="list-style-type: none"> <li>• Privately-owned, publicly-accessible open space;</li> <li>• Public art;</li> <li>• Contributions towards the enhancement of public recreation facilities;</li> <li>• Contributions towards street and boulevard enhancements, including street furniture and decorative lighting;</li> <li>• Group daycare and respite facilities for children and adults;</li> <li>• Preservation of heritage structures, features or assets;</li> <li>• Affordable housing units; and</li> <li>• Special needs housing units</li> </ul>	Amenities Density bonus

<b>Policy (DRAFT)</b>	<b>Key Words</b>
Consider new multi-unit low-rise residential development proposals up to six storeys in height and with a Floor Area Ratio not exceeding 1.5 in areas designated on the “Land Use Designation Map”. The requirements and guidelines of Development Permit Area No. 1 apply.	Floor Area Ratio Height
Consider new multi-unit high-rise residential development proposals up to twelve storeys in height and with a Floor Area Ratio of up to 3.0 in areas designated on the “Land Use Designation Map”. The requirements and guidelines of Development Permit Area No. 1 apply .	Floor Area Ratio Height
Buildings with shallow setbacks must step down to no more than three storeys at street level in order to provide an appropriate human scale along the sidewalk.	Height Setbacks Street level
<b>Secondary &amp; Detached Accessory (Garden) Suites</b>	
Support the inclusion of secondary rental suites, subject to the proposal satisfying the requirements of the BC Building Code, within existing and proposed detached residential and two-unit residential land use designated areas.	Single Family Duplex Rental
Consider the inclusion of secondary suites in infill developments where it is demonstrated that neighbourhood impacts can be mitigated.	Infill Rental
Support the inclusion of detached accessory dwelling units as rental housing on appropriate detached residential zoned parcels.	Garden Suite Rental
<b>Seniors &amp; Special Needs</b>	
Encourage adaptable design for all dwellings created through rezoning.	Accessibility
Encourage more housing for people with mobility devices on the ground floor of multi-unit residential developments.	Accessibility MURBs
Support aging-at-home through means such as low or no fee permits for modifications.	Aging-at-home
Encourage development of more assisted living units.	Assisted Living
Promote the development of a complex care facility within Esquimalt.	Complex Care Facility
Promote modifying homes to enable shared housing for seniors.	Shared Housing
Encourage the development of seniors housing that is within close proximity and accessible to services and amenities.	Location
<b>Miscellaneous Housing Policies</b>	
Support the development of a variety of housing types and designs to meet the anticipated housing needs of residents. This may include non-market and market housing options that are designed to accommodate young and multi-generational families, local workforce, as well as middle and high income households.	Housing Types Design Non-market Market Multi-generational Families Workforce Incomes
Recognize that Floathomes provide an alternative housing choice, and support the continued existence of Esquimalt’s only Floathome community located in West Bay, as designated on the “Land Use Designation Map”.	Floathomes West Bay

APPENDIX E  
Staff Report DEV-17-059

<b>Policy (DRAFT)</b>	<b>Key Words</b>
Support the inclusion of live/ work units on residential parcels located outside of areas designated commercial on the “Land Use Designation Map” and on Major Roads as designated on the “Road Network Map”.	Commercial Live/Work
Recognize short-term accommodation use as appropriate within designated residential land use areas only where appropriate zoning has been sought and secured.	Accommodations Short-term
Encourage development proponents to demonstrate how the design of a new development addresses crime prevention principles.	Crime prevention
Encourage universal design standards in all new residential developments.	Universal design

## 2016 Public Input - OCP Review

### Housing & Development

#### Affordable Housing (53)

##### General (37)

1. Affordable housing x 13
2. Social housing
3. New lower income housing x 3
4. Affordable housing as a priority
5. I think it's always important to think in terms of affordable housing.
6. More affordable housing x 2
7. More affordable housing - support those trying to exit supper infested city.
8. Of course Esquimalt needs more affordable housing.
9. Affordable housing needs a very large boost.
10. Keep affordable housing.
11. Affordable housing required
12. Maybe more affordable housing for people with minimum wage.
13. Affordable Housing for seniors and all.
14. Affordable housing with no cellular relay towers within 3 miles. Treat with respect.
15. A mix of people of all ages and incomes, some on income assistance better reflect a community and prevent stigmatizing (e.g. people who receive social assistance).
16. Get serious about developing affordable housing, and stop touting that Esquimalt is already full of affordable housing opportunities, absolute balderdash!
17. We have sufficient affordable housing and rental housing.
18. Forget affordable housing - it is a chimera ("Greek mythological fire breathing creature").
19. Keep housing affordable, but revitalize the community. Many people live here as it's the only place in the city with affordable(ish) housing due to the fact that much of it it is very run down and much less safe compared to other communities in the city.
20. Though some, maybe many would prefer that much of Esquimalt be low cost housing, many also would prefer that it was high cost housing in line with the incredible waterfront and location, location, location. I do not support low cost housing on or within 500 meters of expensive waterfront.
21. More affordable housing and increased density would be an excellent investment in Esquimalt's future. We have such a good community already but I believe we'd be stronger if people who live here were all adequately and safely housed. Our homeless population isn't as visible as downtown Victoria's but that doesn't mean that population doesn't exist and won't continue to grow, not to mention people living in illegal suites. Approving more suites in existing homes

increases housing affordability and density.

22. Increasing the diversity of income levels so Esquimalt can be seen as other than a low rent, lower income families refuge- great work has been done to shine up the image - however low rents, poor housing and fixed income housing; Viha group homes arriving without consultation; and soup kitchen emphasis - while part of diverse and caring communities - can subtly tilt the balance and image unless there are council strategies and priorities and plans to ensure a balanced mixture of income levels.

#### Homelessness (8)

1. Help for homeless
2. Low cost housing for poor + homeless
3. Make a shelter for homeless to stay with medical services.
4. Homeless or almost homeless people should be given a chance to have a small place to call home
5. Get people involved offer them something that isn't going to cost them anything because if you take a look around most people live below poverty line.
6. I have a friend who is currently homeless. She was an Esquimalt resident with her family, is battling stage 4 breast cancer and is unable to find a place to live. We need to help people in those situations.
7. I am homeless and couchsurf in Esquimalt, trapped in eternal poverty because those who have excess refuse to share. Homes need to become free, or at least we need to get welfare to stop being so difficult to access, for rates to increase, and for landlords to stop selling homes that include tenants who still want to live there.
8. All communities should be involved in low cost housing for the homeless. Tents in parks - not a good solution or stop gap, but costly in terms of policing, cleanup, disruption of neighbourhoods, etc. How about a small one time but specific tax to all residents and business and setting aside some land for that purpose alone?

#### Policy (8)

1. More flexibility about affordable housing options i.e. tiny homes, micro suites etc.
2. Require non-market housing in new developments, or a levy on all such construction that is earmarked for housing subsidy (and that can't be shuffled elsewhere)
3. When condos are built, allow a percentage for affordable housing to give opportunities for low income residents to buy into the housing market.
4. Give developers a reason to build affordable housing by changing lot size. Rezone for multi-purpose use.
5. Development incentives to bring more "working class" to Esquimalt. We have enough "low income" and if we want business to come to Esquimalt, we need people with disposable income to live here in order to support new businesses.
6. Properties donated to Esquimalt should be used as projects like Habitats for Humanity

encouraging volunteers to help build micro houses for the retired, disabled and working poor. Senior governments should match the funds with a goal of 100 homes for the deserving citizens. The longest residents of Esquimalt get to the top of the list ... They should get tax relief if they donate their properties for multiple housing opportunities.

7. I think affordable housing should be a priority and increasing the number of long term rentals. I would also like to see the city have a plan to protect our residents against Esquimalt's housing market turning into a run away real estate market like in Vancouver.
8. One of my biggest concerns is the lack of guidelines for out-of-municipality investments (i.e. Vancouver is now awake to the problem of off-shore investors gobbling up any housing, not even living in the premises, but driving up the prices so that the local who want to earn a living & be comfortable in their community cannot do so).

***Also see Planning & Development - Housing Types - Affordable***

### **Density (24)**

#### General (5)

1. Professional and vigilant enforcement of land use bylaws. Greater attention to needs of residents in densifying areas especially along high traffic corridors.
2. Density in housing equally so. Consider that central Vancouver is roughly the same size as Esquimalt with many urban parks, cycling lanes & green resources, not to mention rental housing & assisted housing. With green roofs & green walls, Esquimalt could maintain a large part of its enviro-friendly feel while still highly urbanizing.
3. Density and zoning are critical here, as they complement the natural endowments of the area, and our existing services and infrastructure, to determine the future character of the township. My main concern in this regard is that we do not sacrifice the long term future of Esquimalt for a short term increase in property taxes. in other words, lets focus on quality not quantity. Let's not rush to in-fill the area below Lyall Street too much, but focus on nice, single-family homes, even if it means waiting a few more years. Let's not rush to build tower blocks on the main strip, but focus on town-houses, even if it means waiting a few more years. Esquimalt is on the cusp of some real change. It might take a few more year, but that's ok. It's coming. So lets take our time and aim high, rather than rush and take whatever we can get now.
4. Get on with building to bring people into the community. The rest will come more easily.
5. When the ERA cannot find members for their Board its should be a red flag of the need for more people able to make our community their permanent home.

#### Green/Public Space (4)

1. Careful consideration/planning of new developments regarding increased density and height should limit shadowing and cold unpersonal spaces which do not contribute to community.
2. Increased smart density is required for this city to achieve it's full potential. Higher density areas need to have increased public spaces (green and otherwise) to create a healthy balance and achieve a automobile independent transportation system.
3. Stop building condominiums when we have so little open outdoor space left and when we

already have enough homes but we're simply not sharing them.

4. Density needs to be increased. Increase property taxes should be levied on low density sprawling properties to pay for low income rental subsidies, and changes to zoning should encourage new homes to include a suite to increase the supply of rental stock. Building guidelines should discourage low density sprawling development and encourage smart density with a focus on increasing public spaces (i.e. parks, squares, greenways) adjacent to these developments.

#### Support (15)

1. Densification
2. We need to increase revenue partly through increased population density + housing
3. Let go of the past. Esquimalt needs more business and denser land use to provide a larger tax base to pay for better services.
4. Further densification of housing along Esquimalt road corridor.
5. Spread increase density along all major corridors – Craigflower/Colville/Lampson/Lyall (3 storeys)
6. Encourage mid-rise, mixed use density along Esquimalt Rd and Craigflower road (and N-S traffic arteries). Density should be encouraged and steadily implemented.
7. Lets take it slow, and focus on quality not quantity. Keep the areas south of Lyall low density, as well as those above Esquimalt Road. And aim for townhouses rather than apartment buildings along the main drag.
8. I have lived in Esquimalt for 26 years, and I know I live in a beautiful part of greater Victoria. I am a local developer and Esquimalt has now been discovered, the old image is a thing of the past. It is up to us now to keep the ball rolling forward. Secondary detached suites would be a great addition to our community. We need density, and increase our tax base. I am all for density. I have built about 5 homes in Esquimalt and look forward to further development.
9. Also get much more innovative on redeveloping older neighbourhood areas into multi-residential, such as backlane housing, granny flats, carry chances, 4 plex and any other initiatives that greatly will intensify population in older neighborhoods.
10. Permits to allow for laneway homes or secondary units on properties (to promote densification). Mixed-use units.
11. Increase density with carriage homes and secondary suites. Fewer McMansion style large houses.
12. More density is needed than the present single family home or townhouses... so yes to garden and secondary suites.
13. We need revenue. Zone land to allow for development of condos + rental. Population goes up + so does revenue.
14. I believe that Esquimalt planning must lead in being able to increase density. I believe that increased density will provide a greater population that will in turn make local businesses more viable, and therefore attract business to Esquimalt.
15. Esquimalt should be pursuing the type of densification that is occurring in Victoria, in order to

increase our property tax base and enhance the services available to the community. Esquimalt is a desirable and affordable location for young families employed downtown by the public service, and our community should be benefitting from providing housing for those families.

**Development (General)(12)**

1. Development
2. Redevelopment
3. Support of development and renewal of existing properties.
4. Let's keep the "small town" atmosphere as opposed to a suburban atmosphere.
5. I want to see the Township be pro-development and not do things to discourage development.
6. The current priority to allow for redevelopment that citizens oppose is an affront to democracy.
7. I know development is always a concern to build tax revenue. If we build we will need to deal with the added traffic.
8. I'm a little jaded about community plans. The previous one was violated when McDonald's moved into the library so the new town hall could be built.
9. Slow down building houses etc. till transit + roads can handle congestion. Initiate a small tax on developers to help pay for improvements seeing as they receive the profits from developments.
10. I believe that Esquimalt planning must lead in being able to increase density. I believe that increased density will provide a greater population that will in turn make local businesses more viable, and therefore attract business to Esquimalt.
11. My community vision includes the building up and improving of Esquimalt Road. The views up there are million dollar views and they are not being used to best advantage. A mixed use housing and commercial model to bring more housing and customers into Esquimalt and more taxes! It would improve the appearance of the major route into and out of Esquimalt and it would preserve the small scale of the areas above and below Esquimalt Road. We want people to drive here and say "wow Esquimalt is really changing, I like it"
12. Ensuring that Esquimalt maintains and enhances it's place as a real seaside village community that is very close knit. That it does not succumb to greedy developers whose profit margins dictate high rise development as seen in Victoria that results in sales to absentee international owners for the sole purpose of investment. Preferably that it follows the example set by Langford which has been transformed into a highly desirable and attractive community to both families at all age levels and businesses. Why not try to identify property owners who are interested in selling and connecting them with developers who will fit the community plan. A registry could be created that would help to bring the two together. Finally cleaning up Esquimalt Road businesses by enforcing unsightly properties to renovate their facades or decline their business licenses.

**Docks (10)**

1. Docks!
2. Docks on the beach
3. From 8d: no more building of docks - especially on oceanfront (eelgrass areas to be especially

protected).

4. Docks – live-aboards allowable use (responsible) in West Bay
5. Make a non power boat launch at the end of McNaughton Ave
6. Secure water and harbour access for future generations
7. Access to water for Canoes/Kayaks from Westbay walkway
8. I think it key we have a public dock, at start of Westbay walkway, to allow Canoes, Kayaks, and other small craft to be carried in and launched.
9. Fix up Fleming Beach Boat launch area. Heavy use with trailer spilling onto residential streets. Have Anglers Association involved?
10. Docks-a public accessible launch site for kayaks in West Bay, please! Currently the marina does not allow launching and if you want attempt, the wharfs are too high to do so.

### **Garden Suites/Carriage Homes (132)**

#### General (12)

1. Garden suites
2. Detached secondary suites (Carriage houses)
3. Allow/support Garden Suites or Carriage Homes or Laneway Houses or Granny Suites x 7
4. Garden suites, carriage homes please. I have the space and the need.
5. Make garden suites legal so housing can be affordable.
6. I would like to see changes to allow small detached garden or lane houses on large lots.
7. Additional small housing on property for family: small "lane style house" for parents or grandchildren.
8. Garden suites/carriage homes are a good idea as are secondary suites. People need affordable housing in this part of the country as it is a really nice place to live.
9. Give house owners the opportunity to build garden suites to alleviate the shortage in rental suites.
10. I would love Esquimalt to be an area leader in supporting Eco-friendly tiny house options, both land-based and trailer-based.
11. Letting home owners build garden suites to improve the vacancy rate in Victoria and Esquimalt so that people do not have to go through "renovations".
12. I would like to see Esquimalt moving forward on garden suites and backyard cottages. I own a small house on a large (14,000 square feet) in Esquimalt, and I would very much like to 'age in place' on my own property. I would like the option of building a small detached cottage that I could have my mother-in-law live in now, and then when I'm no longer able to manage my house, I could move into in my old age.

#### Policy (7)

1. Garden suites please! Guidelines/policy & Bylaws (zoning)

2. Develop policies, standard + zoning bylaws for garden suites
3. Garden suites on lots of size X regardless of zoning
4. Garden suites in large yards.
5. Garden suites allowed on sites that already has a suite regardless of lot size
6. I would love to see garden suites/backyard cottages on appropriate sized lots. In my specific case, this would allow me and my husband to provide housing for our mother (in law) soon, and then in our older age. We would move in, maintaining control of our housing and providing quality rental for someone in our main house. This would also increase housing density in our area, which is very large lots. These types of properties, while desirable, do take a large amount of effort and cost to maintain and could provide a better return.
7. You might try promoting micro homes and Granny Cottages that cluster around a common ground allotment garden. Try it within a block that is due for renewal. It will encourage young families to remain within a safe, affordable community. The savings and available cash flow will be invested in the area. Suggest that the purchasers who do not wish to own a vehicle will be given priority. Also, this will entice retirees and those with disabilities to invest long term in Esquimalt.

#### Petition (113)

I am enclosing a petition that I initiated to demonstrate support for adding Garden Suites to the Official Community Plan. Please note that signatures number 76 and 88 should not be considered for this petition; the people signed before I was aware that they were not Esquimalt residents.

In order to demonstrate community-wide support for Garden Suites, I canvassed various areas in Esquimalt – Saxe Point, Parklands, Rock Heights and Kinsmen Park. I also have many signatures from people in other areas of Esquimalt.

While gathering signatures, I was amazed by the amount of support there is for this idea. There were only about 10 people that I talked to who were against it. The main objection was related to parking, and a few others didn't want to see any changes in Esquimalt.

I think this petition clearly shows community support for adding garden suites to the Official Community Plan and we ask you to do so as part of the review that is happening now.

#### **Height (18)**

##### General (4)

1. Housing height
2. Keep the height limit as is.
3. Building design and height limits
4. Esquimalt adopted Kelowna's bylaw so higher new houses being built, while failing to adopt

Kelowna's companion bylaw which protected view sightlines.

#### Mid-Rise (6)

1. Limit height to max 6 storys
2. I would prefer that we not have too many more high rises in Esquimalt, any taller than they are now. I think it keeps more of a small community feeling.
3. I support increasing density but only to an extent - I don't like the ideal of large high rises in our community. I'd prefer to see moderate-height apartment buildings and duplexes/town homes.
4. Height to keep a "human scale" no towers (4-6 floors max),
5. Keep Heritage buildings and do not allow high rises over 6 stories.
6. I do object to height on some of the developments. One in particular that I strongly object to is the one that was proposed awhile back for the Old England Inn property in which the developer was proposing 6 story units. This is not the place for such high density. This property is a park like setting and any development of the lands should be restricted to a maximum of 2 stories so that it is in keeping with the other residential houses in the area.

#### High-Rise (8)

1. No tall buildings
2. No high rises south of Esquimalt Road.
3. I like the character of our neighbourhoods and wouldn't want to see high-rises.
4. Don't focus on height restrictions, multi-high-rise story developments, bring it on!
5. Increasing maximum height allowances will enhance tax base but consideration must be given to preserving views of existing properties.
6. Enable height in our downtown of 12 story, with downtown street presence
7. Do not limit height in the downtown core - 12 story OK - just make sure we have the necessary services (Fire etc.).
8. "Work the Vision" Get three 6-10 storey developments built in area of Cambie pub. The land is flat and less view is impacted. Get started... with the revitalization roadmap

#### **Housing Types (21)**

##### General (8)

1. Continue to do things to encourage young families to buy property here
2. Community characteristics, building themes and designs what do we want our community to look like?
3. Also need more rancher type dwellings as the population ages.
4. Socio economic diversity( ensuring there is a balance of all income levels - esquimalt has been

marked as a low income community; poor housing; soup kitchen etc)

5. Lots of great housing but there isn't as much of a market over here. The nice areas never sell and the less attractive areas need upgrades to be of better market value + quality. The houses and buildings look very run down in Esquimalt and not upgraded as well as other areas of Victoria.
6. Support for a mix of housing developments (townhouses, multi-family, single family).
7. Less apartment buildings and more houses. Stop piling people on top of each other (apartments and condos) and keep our skies clear of tall buildings.
8. There needs to be care to ensure that new developments don't cast shadows on existing homes that destroy the reason those home owners chose those properties in the first place.

#### Affordable (6)

1. Support mixed-income developments with an affordable share of the units.
2. Anything to encourage and support young families to move into area e.g variety of affordable housing
3. Housing for all age levels, income levels, pet-friendly - no discrimination of people with pets. Encourage rental units and smaller houses (e.g. wartime houses, boat houses, low rise condos and small town houses).
4. More co-op living spaces. There has to be more affordable rental space. You can not knock down or keep creating high density buildings that are only "purchased liveable space". There has to be affordable rental property too.
5. We have low cost housing in Esquimalt and those places are not kept tidy and we have a criminal element living in such places. It's time to bring our standard of living up where there is a good mixture of use of land.
6. As the core of our region becomes more expensive and families are priced out, providing a range of housing choices including dedicated affordable rental and homeownership opportunities is important if Esquimalt is to retain its friendly character (rather than becoming a city of well-to-do homeowners and poorer residents of older apartments). Integration and equity, not displacement.

#### Duplexes (3)

1. Flexibility on duplex
2. Relaxing on Duplex zoning lot frontage
3. Allow front to back duplexes - i heard this was a major issue during the last OCP and i see why as some are terrible - but some are fine, and with the advisory planning committee there to look at proposals i think the should be an option, not a black and white rule. I would also suggest it would be ok where it becomes the "mirror" for an existing one.

#### Infill (4)

1. Emphasis on garden suites and mixed use buildings around Esquimalt Road and in the village.
2. Liking the recent in-fill housing, as its all been so tasteful & continues to make the community accessible.
3. That we have smaller lots with more affordable housing, garden suites and secondary suites would be welcomed, carriage homes good. No big monster houses, please.
4. Support infill development in the form of small-lot houses, row houses, accessory suites and cottages, and cooperative housing with a focus on not just rental but also homeownership.

### **Neighbourhood Design (23)**

1. More aesthetic consciousness in making streets more attractive.
2. Designing roadways and neighbourhoods that promote the flow of traffic.
3. We need neighbourhood building guidelines commensurate with a waterfront municipality.
4. I wish there was more little community library boxes.
5. Develop contextual continuity to downtown architecture
6. More adhesive flow of building design , in city (west coast theme core)
7. Inviting and modern neighbourhood both commercial and residential
8. More neighbourhood focus (the feeling of Dunsmuir Road houses a good example)
9. Preservation of existing neighbourhoods (West Bay Marina a good example)
10. Future Land Use and Development - A tough one given the fact that everything has been developed without little thought to the aesthetics of community harmony.
11. It would be nice to have an environment that matched the community feel of Esquimalt. Great place to live it would be lovely to have a small village like feel (i.e. cook street village).
12. Push on hard on a revitalization of Esquimalt street. Identify an architectural identity that is unique for Esquimalt and find out what it will take to get people serious about development for Esquimalt Rd.
13. Adopt other successful community successes (Europe and N America) in both community design and programs. Encourage social interactions, non-vehicular travel, self-sustaining activities, gardening, design physical environment to encourage activities which mix age groups and mix socio-economic classes
14. Support unique communities and neighbourhood character. Rockheights = trees + large lots + large setback. Discourage symmetry. Discourage front yard fences.
15. Neighbourhoods. Neighbourhoods. Neighbourhoods. In Esquimalt neighbourhoods are neglected. I don't believe anyone from Esquimalt Municipal Hall ever goes into the community. They would be embarrassed if they did.
16. While keeping development in mind there is also a need to keep neighbourhoods intact. Size and appearance of developments should be in keeping with the neighbourhoods where being built. Ie: large modern structures not placed in the center of established heritage homes
17. Esquimalt is well known for it's quaint older styles. Tourists visit for the gardens and older style houses and buildings. I just hope new buildings and structures are considering this and not

trying to add a lot of over the top modern looks (like the hideously modern new Johnson St Bridge). We are a neighbourhood of Pirates who would be out of place in big boxes and glassed in square buildings.

18. Neighbourhood Design - would be nice (e.g. local business assoc. business homes more housing and visibility + access to waterfront. Create "community square" with city hall, library, recreation centres as focal point for the community. At present Esquimalt feels disjointed and haphazard. You have some wonderful community facilities and parks, it is unfortunate in general Esquimalt is an "ugly" duckling.
19. Esquimalt needs a cohesive vision for its design and planning - no more one-off designs that don't fit with the history and character of the community. Development is good, but not at the cost of losing the unique characteristics that make the community special. Approving development that makes Esquimalt look like the western communities is not the way to go. Priority - create a plan that creates a town centre and honours the history of the community.
20. Neighbourhood character – fun public art projects like painted phone poles, murals (like McCaskill Street in Vic West). Play on our pirate theme... look at all the old anchors around!
21. Neighbourhood Character: what makes a great neighbourhood are public spaces for neighbours to come together and socialize, create things together and take ownership over. For example, community gardens/orchards, cafes, public games areas. These spaces should be beautiful and cared for.
22. Revitalization of neighbourhood character, not necessarily with a focus on heritage but a focus on inclusiveness and those features of the community that will lift community spirit facilitate more interaction of neighbour's and spark a spirit of beautification and better maintenance
23. I would also love to see residential development along the 800 block of Esquimalt Rd. But not just any old development - it would be nice to see new developments come to Esquimalt with architectural interest and thoughtful design. Let's celebrate how different we are from everyone else in the region - it would be great to think about how we can continue to stay different and set ourselves apart, rather than try to be like other communities. Let's be unique! Let's celebrate "different"! It's what my family loves about Esquimalt. Let's continue to set the bar for the rest of the region, and refuse to follow.

***Also see Arts, Culture & Heritage - Neighbourhood Character***

### **Parking (30)**

#### General (1)

1. I observe a lack of long term parking in the area for people that work in the area.

#### Business (1)

1. RE: Economic Development - Flexibility on required parking to accommodate outdoor seating

#### Garden Suites/Carriage Homes (1)

1. Require parking for garden/carriage homes, etc. - at least most of them - as parking on major streets is at a premium.

Off-street (4)

1. Density and on-site parking come to mind.
2. Reduce on-site parking and allow new developments with almost no parking, but with car-share and transit access.
3. Not every apartment needs parking - decrease the number of parking spaces - encourage bikes and use of public transit (? more small buses/vans?)
4. New development does not provide enough parking in comparison to density.

On-street (16)

1. Handle parking
2. More off-site parking
3. Regulation of street parking
4. Get rid of on-street parking for residents.
5. Parking on some streets to be on one side only to help traffic holdups and problems.
6. Our streets should NOT be a free-for-all for residents to park multiple cars by the curb.
7. Grenville Parking – street is too narrow for parking on both sides + 2 way traffic
8. Residential parking signs re workers parking on street signed as Monday to Friday 8 to 5 instead of 24/7
9. Wish we would retain our parking spots in front of our residence at the corner of Fernhill Place and Fernhill Road
10. Parking continues to be an issue as most households have multiple vehicles and an increase in secondary suites/carriage houses will only increase the number.
11. Review streets for parking (and ask the streets for input) - there are many that may not accommodate an emergency vehicle at 7pm due to the parked cars - ensure 6.0m clear please.
12. Need to have parking on one side of the street only - at narrow streets like Wychbury, Greenwood; basically need to review this @ all streets. Difficulty passing with 2-way traffic. Effectively, the street becomes a narrow 1-lane roadway.
13. No more allowances for on-street parking. The place looks like a used car lot. Tokyo required that every have a spot before they could buy a car (some can rent another's driveway space). In that way the streets stayed safe, functional & aesthetically-pleasing.
14. You can't drive down streets because of every house pretty much has a suite and no parking. Even the new homes only provide 1 parking space where most people have 2 cars. The planning and development in Esquimalt is extremely poor. You can build pretty much what you want, Travel trailers, trailers, work trucks, vehicles are all parked on our streets. No room for kids to play.
15. I have no problems with affordable housing or secondary suites provided that vehicle parking is addressed. Too often, secondary suites results in neighbourhood parking being reduced for other area residents. Maybe it's time that Esquimalt adopted a blanket parking decal program

that allows residents to park in their area.

16. No more free on-street parking. My property taxes are \$4,500/year & I've always been respectful of the clear street. My neighbours on Lampson & Greenwood however, 3 duplex owners, have filled their driveways with 5<sup>th</sup> wheels & boats & then park their SUV's & monster trucks on the street (no sidewalks), making the road a 1 lane accident-waiting-to-happen. Not only that, it's hideous & looks like a used truck dealership. Here you are encouraging neighbours to endure stress while some abuse their "right to have one on-street spot". Illegal suites, in-laws, vehicle hogs and others who are just plain lazy & can't tuck their car into their own driveway... it can't go on. Go to Cordova Bay, Oak Bay – tree-lined streets are gorgeous + photo ready. On Bewdley Ave, one of the nicest cherry-blossom lined streets, the line of steel boxes at the curbside makes me want to vomit. By requiring a space for parking that is off-street, we will: tidy up the street; encourage people to cycle & walk, as vehicle ownership becomes more expensive; enable a land-owner to rent out a parking spot, which will give the municipality a small license fee; empty lots could become neighbourhood parking lots – the owner would be able to turn a modest profit; the roads will be safer and tidier.

#### Secondary Suites (5)

1. Encourage secondary suites, with restricting street parking ,
2. Avoidance of secondary suites in areas where there is insufficient parking.
3. Secondary suites – require parking on site for smaller lots
4. Require parking for secondary suites etc. - at least most of them - as parking on major streets is at a premium
5. Vehicles need to be limited for secondary suites. All secondary suites and home rentals should be licensed. A secondary suite can rest in 4-5 vehicles for one house. Fire insurance must be adequate for secondary suites.

#### **Rental Housing (17)**

##### General (12)

1. Rental housing x 4
2. More rental housing/apartments x 2
3. Increase the number of low income rental suites.
4. Support the creation of more rental spaces to help relieve the stress on the market. Esquimalt needs to find a way to shut down slum landlords within our current resources.
5. The use of long-term rentals suites is far preferable for community-building and affordable housing.
6. Rental properties are needed especially as people have now realized Esquimalt is amazing and are buying up all our houses.
7. Affordable age in place rental property in Town Village.
8. Esquimalt is one of the only neighbourhoods outside of the Westshore I can afford to live in and actually work towards a better life for myself and my son, rather than barely survive. I bought a

house here in 2008, which my ex-husband now owns. After 2 years of living in Victoria, I am back living in Esquimalt and I am happy to be back. Of my 10 years on the Island, 6 of them have been spent as an Esquimalt resident. Please keep Esquimalt housing affordable. WE could be the leaders on affordable housing initiative, even before Victoria. There is a demographic of people being missed in social assistance right now, those who make "too much" for rental assistance, but not enough to support themselves and their children. I was EXTREMELY fortunate to find a 2 bedroom apartment in Esquimalt for \$850 a month for November 1. It's not a luxury apartment by any means, but I am so so happy to have it. I am gainfully employed, and have been for 9 years. I have great rental references and I couldn't afford much more than that even with my very reasonable wage. 2 bedroom suites these days in Victoria/Vic West are going for \$1100 and up. It's insane. It's not affordable. I am actually currently "homeless" but staying with a friend for the month of October. I have another friend who is homeless and could not find a place that would rent to him and his 2 children. His children now reside solely with their mother, until he find a suitable home for them. Discrimination against families is happening in rental units. Thought illegal, MANY buildings and suites told me "no children" or "no children in units above the first floor". I believe this truly needs to be addressed, because the people who need the affordable housing most in my opinion are young families. My homeless friend is racked with student loan debt, limiting his ability to afford a suitable rental. The CRD offers "market" housing geared to families; housing that is priced 10% below market value, however, a 2 bedroom townhouse in CRD housing on Lampson street was priced at \$1172/month not including utilities... the mortgage on my 4 bedroom half-duplex that I owned in the same neighbourhood was \$1600 a month.... this is simply horrible. The "squeeze" is a real issue. The rental market is a real issue. I have faith in the Esquimalt city council and city planning departments to address this.

#### Policy (5)

1. Dog friendly housing
2. If you are concerned about lack of rental housing stock - lower property taxes for selected categories of housing.
3. In order to also attract (e.g. small businesses and people working) more rental housing is needed. Could the municipality be a landlord or builder?
4. I would like to see more options and flexibility for all types of rentals including Garden Suites, Carriage homes, secondary suites, and vacation rentals. This is only a benefit to the community. Please do so without a huge cumbersome process for a homeowner who wishes to go forward.
5. More incentives for people who want to rent a suite in their house or who have bought properties to rent. These incentives should be tied to keeping these places looking beautiful and being safe. Right now it is hard to justify renting out a place because it is so hard to make any profit, let alone keep upgrading (let alone maintaining) the property.

#### **Residential Land Use (18)**

##### General (7)

1. Residential developments
2. Limit siting of above ground pools + trampolines
3. Maintain unique neighbourhoods (i.e. Large lot = large lot), Downtown = density 10-12 storeys

OK!

4. Maintain distinct areas of Esquimalt - 1. Saxe point waterfront and large lots (high value), 2. Rockheights (Old Esq Rd) large lots, garry oak treed environment (unique to Esquimalt)
5. Gentrification of lower Constance neighborhood.
6. "Work the Vision" Define the class of housing desired in the waterfront area of Esquimalt (within 500 meters, especially if there is views) - medium to high class housing.
7. Facilities like the Rainbow Kitchen do NOT belong in residential neighborhoods.

#### Inclusive Housing (3)

1. Housing needs to be mixed for all family types
2. Bring Esquimalt along to compete with her sister cities on a housing level. Build more infill while keeping the varied socio-economic housing.
3. Encourage more diverse housing types within existing neighbourhoods- e.g. allow small row house developments in Single Family, rather than ghettoizing them in neighbourhoods with poor transit and connectivity to services.

#### Small Lot (5)

1. Ease process for small lot housing
2. Small lot zoning 10 m wide
3. Encourage small developments by streamlining the process
4. Pass a bylaw making small lots possible so no need for bare land stratas. Where bare land strata houses are built, have the property conform to Esquimalt's standards, e.g. for size of water pipes, turnoffs, road sizes.
5. Go easier on small lot development for duplex and subdivisions to create more in-fill housing - we did it and almost lost our minds with being treated like a big development. These large lots in Saxe Point have such potential and I think our project demonstrated it.

#### Traffic (3)

1. Concerned about traffic increase with development of Lampson St. hotel - condo property (English Inn).
2. Residential land use and how it affects traffic and safety concerns of not having enough on site parking and parking all over the street blocking vision.
3. Controlled responsible development, where traffic congestion + reduce pollution is a priority! Incorporate excellent transit based on demand and needs.

#### **Secondary Suites (15)**

##### General (5)

1. Allow secondary suites.
2. Encourage secondary suites – make them legal so housing can be affordable.
3. Support for secondary suites.
4. More encouragement to suite housing to offer unused space.
5. Secondary suites should be kept so owners can also have family live there as they get older and need a bit more care.

Parking (See Planning & Development - Parking)

Policy (10)

1. Make secondary suites easier to setup x 3
2. Allow suites in secondary buildings, and in multiplexes
3. Make it easier (through less bylaws and costly permits) on home owners to offer suites for rent in their homes.
4. Secondary suites in duplexes, where land and street allow.
5. Restrict secondary suites in panhandle lots.
6. I am supportive of secondary suites in owner-occupied homes.
7. Raise height restrictions for secondary buildings to 7 meters to allow for suites above garages
8. Encourage legal secondary suites, but require appropriate use (no vacation rentals) & govern parking space.

**Seniors Housing (10)**

1. Senior housing
2. Affordable housing for seniors.
3. Housing for Seniors more balanced to their income.
4. For seniors ..... there should be more 55 and older buildings so that seniors are around others the same age and not around partying teenagers. Garden suites sounds nice.
5. One private (Renaissance) and one publicly funded seniors residents (Grafton).
6. We could benefit with another care facility for seniors in the future.
7. There is limited updated LTC and Assisted Living in Esquimalt. Will the Legion building be built. It has been years.
8. Future more reasonable housing for seniors would be good.
9. I'd like to see more affordable housing built for low income seniors.
10. Quality and accessible for services for seniors; (e.g. affordable, quality housing to address needs as seniors age; understanding ageism by embracing all of the positives offered by the senior population (65+).

### **Special Needs and Assisted Housing (9)**

1. Special needs and assisted (living) housing x 3
2. Special needs homes
3. Affordable housing for disabled!!!
4. I'd like to see more affordable housing built for those with disabilities.
5. Special needs re: physical abilities to e.g. have ground floor-easily accessed apts.
6. Special needs and assisted housing - buildings to have different sizes of apartments (for singles to families with children eg)
7. Pet friendly housing for disable persons on low income.

### **Vacation Rentals (11)**

#### Supported (5)

1. Vacation rentals – great idea.
2. B and B's to add character
3. Allow vacation rentals within occupied homes, but not as a stand-alone use.
4. We should keep an eye on the impact of short-term vacation rentals but at the moment I don't see this as a large problem.
5. Allow and promote vacation rentals such as air B&B. Many residences are already experiencing occupation for less than two months per year.  
I think it is the city's responsibility to not impede any opportunities an owner may have to recoup revenue from their property, including vacation rentals. People coming from Vancouver because of insane housing costs are causing bidding wars and driving house costs further out of reach of future generations. We must be adaptable with density, zoning, and bylaws, to ensure people have the opportunity to enter the housing market in our neighbourhood and be able to create equity for themselves.

#### Not Supported (6)

1. Less vacation home rentals, we are in a housing crisis.
2. No vacation rentals on properties rented for regular housing the rest of the year
3. Restrict / prohibit AirBnB / short-term rentals. These are NOT community-building, and can destroy relationships among neighbours. Use of long-term rentals, on the other hand, provides affordable housing and IS community-building.
4. Actively restrict AirBnB/other vacation rentals in residential zones - it is very disruptive for neighbours - but allow for long-term rentals in secondary suites (less disruptive to community, makes housing more affordable)
5. I was extremely dismayed going to the Open House for the English Inn & their new owner. I voiced my concern that they'd be selling off condos for "vacation rental" properties, which are get-rich quick schemes for developers. I did not find that my concerns were heeded. The owner and Esquimalt staff person laughed. The owner said "Don't you want to buy a vacation rental

property? So, somebody from Alberta or somewhere else makes the developer able to develop. The place sits empty, or the place fills with long-term or short-term tourists & the rent money goes directly OUT of Esquimalt. Vacation rental properties do not pay GST or PST, the income is unreported, there is no association fees (TVic or Destination BC) etc., and have spelled the demise of the B&B industry. So please set up sort of ruling to protect sense of community (families & couples & singles that LIVE in the community, invest interest and energy in the community, support local business, attend local school, etc.

6. Did you know that the owner of "Across the Harbour B&B owns 150 vacation rental properties in Victoria. How does that make a level playing field? (off-topic sorry)

## 2017 Public Input – OCP Review

### Housing & Residential Development (110)

#### General (12)

1. Our OCP should reflect a caring community – that cares for its people, infrastructure, environment, culture and heritage.
2. I think the proposed OCP does an excellent job in recognizing the new realities facing our region, including our need for both ground-oriented and multi-unit housing. I also encourage Esquimalt to look closely at using our few laneways and thinking about the properties that back to the golf course - these could be excellent locations for townhome-style development, perhaps with carriage houses or "mews" style townhouses. Providing ground-oriented "missing middle" housing will be one of our tough land use challenges in coming years, and one I believe cities in the core of the region should consider.
3. At the end I have a lot of concerns with the current city development plan that I don't support I think this should be rewrote with a different spirit and not grant developers with specific numbers of storeys they can build. In the plan we should feel more energy to make Esquimalt a great place to live in harmony between residents and developments, protecting green spaces, reducing / controlling car traffic, making kids, pedestrians, bikers feel safer regarding the traffic with more cross walks like in front of the library for instance, there is a issue now since the development that takes place over the library parking. We've been sold a village concept and I see a cement development project at the moment.
4. I would like to ask that the housing discussion include the general requirements of the audiences that we may be looking to attract to Esquimalt. This way the work on affordable housing is recognized within our requirements to meet other Esquimalt audience requirements identified over the past few years as well, such as shipyard and tech sector.
5. Identify audiences for housing in Esquimalt – do we want 100% low-income housing, 100% middle income housing; 100% high-income housing or some combination, and why.
6. USES should revolve around Local community Integration with adequate commercial, recreation and park amenities. A range of affordable housing needs may be considered and a mix of uses will break down social barriers.
7. HOUSING should include a variety of types including Single Family, Townhouse, Coach House, Garden Suites, Lane access homes and Co-op housing.
8. POPULATION MIX should respect diversity for individuals with different age groups, financial backgrounds, needs
9. VALUE CONSIDERATIONS preservation of long term security inherent in a vibrant community with amenities, clean environment and interaction among residents
10. I feel we should focus on people who work in Esquimalt (including the 15000 who drive in daily for Seaspan and CFB Esquimalt – many of whom are middle \$90K to high\$150K family income) – target 10% of them is 1500
  - a. Meet with Seaspan and CFB Esquimalt commuters
11. We are grateful for the positive support offered by Esquimalt for the planned project for the Anglican Church St. Peter/St. Paul site. Our goal is to demolish the old 1958 Hall and build a new church hall (Ministry Centre) along with 3 floors of affordable/seniors rental accommodation. It is rare for a Parish to “build a new building” so this is a very rare opportunity to 1) remove an old hall, 2) build a new hall, and 3) provide 24 accommodation units. It’s the Parish, BC Housing, Diocese, the Township of Esquimalt and the community all supporting this initiative. We say “thanks” and look forward to the grand opening.
12. I did a mini-survey on Facebook over the past few days. As noted, no group is more important than others,

than should all be addressed within our planning processes for Esquimalt. I would really like a focus on the CFB Esquimalt and Shipyard people as well to help reduce the Westshore crawl. This has come up a few times in the previous Business round table discussions.

wwwhouses/ in Esquimalt: (multiple choice, and add)  
[https://www.esquimalt.ca/.../OCP-r.../draft\\_policies\\_housing.pdf](https://www.esquimalt.ca/.../OCP-r.../draft_policies_housing.pdf)

<input checked="" type="checkbox"/> middle-income workers	+25
<input checked="" type="checkbox"/> Downtown workers	+13
<input checked="" type="checkbox"/> Seniors, retirees	+12
<input checked="" type="checkbox"/> CFB Esquimalt personnel (reduce some commuters)	+11
<input checked="" type="checkbox"/> Esquimalt Shipyards / Seaspan / Suppliers (reduce some commuters)	+10
<input checked="" type="checkbox"/> Esquimalt area workers - businesses, retail, services, ...	+9
<input checked="" type="checkbox"/> low-income workers	+8
<input checked="" type="checkbox"/> Tech sector workers (Viatec notes \$4 Billion and growing)	
<input checked="" type="checkbox"/> high-income workers	
<input type="checkbox"/> Families with children	
<input type="checkbox"/> no specific target audience	
+ Add an option...	

### **Affordable Housing (17)**

1. Low income housing!
2. Where's the low income housing?
3. More subsidized/low-market high density affordable housing with commercial space.
4. If affordable housing is to be a criteria, then allow some market-rent densification alongside, around and even over the industrial area.
5. To me, affordability needs to be the number one priority, followed by environmental concerns, followed by aesthetics. Parking concerns should be at the absolute bottom- having affordable housing is a need, while being able to park on the street in front of your home is a luxury that can be done without.
6. My own view is that the growth strategy and numbers outlined at the Affordable Housing Workshop are a lot lower than they should be.
7. AFFORDABILITY OPTIONS could include rental and purchase with protection for re-purchase at affordable rates contained in 219 covenants
8. If it is possible for Esquimalt to be the first in the Capital Region to move affordable housing applications to the front of the line for approvals, that would be beneficial to the Affordable Housing Industry.
9. I am excited to see revitalization starting in downtown Esquimalt. I support added density, but let's not lose sight of the need for diverse housing including affordable housing options (perhaps including pilot homeownership and new equity coop models), and continue to encourage good design including sensitive transitions.
10. Hopefully the NDP will give the city more money for Government Funded Affordable housing.

11. I think there should be more housing in Esquimalt, everybody could be sleeping on the streets really soon. There is BC Liberals that ran this province in the hole. People will be sleeping in front of Leg soon. So wake up and get off your ass and do something for the people of Esquimalt.
12. It was evident from the workshop that there is a lot of interest, excitement and support for further engagement in affordable housing initiatives. It is recommended that the Township capitalize on the energy and expertise in the room and identify next steps for engagement as soon as possible, both to develop clear OCP policies, as well as to take the next bold steps in creating some affordable housing in the community. From the participants' comments, it appears that some topics are less understood than others, and could benefit from further exploration. Further engagement could include, for example:
  - a. Host a follow-up workshop to focus on OCP policy development;
  - b. Host a design charrette to identify parcels of land where housing could be built and the partners that need to be involved;
  - c. Create a housing task force that can identify the terms of reference for a housing fund, which was strongly supported, and to explore options for a housing organization;
  - d. Host another discussion or learning opportunity about resale price restrictions and/or municipal land acquisition, two topics that could have clear benefits in creating affordable housing in the long-term, but may not be well understood and did not have as strong support in the workshop;
  - e. Host a follow-up workshop with the development/builder community to identify the key steps required to support the building of affordable housing.
13. Suggestions:
  - recognize target audiences for new and updated housing stock in Esquimalt: low, medium, high; tech sector, CFB Esquimalt, Shipyards, work in Esquimalt; work downtown; seniors, homeless, ...
  - broaden the housing policy update to include all audiences that we need to consider/address
  - have section related to high, medium and low income housing
  - don't lose sight on the recommendations outlined by this summary report, but add the broader context
  - include a neighbourhoods section in OCP or at least in action plan with relevant comments for housing similar to Victoria
14. I would have preferred a more distinct set of provisions and possibly even actual bylaw proposals that would ensure affordable housing initiatives to be part of all future development proposals, either by way of market versus nonmarket ratios defined in the bylaw and or financial off-sets to allow for the creation of a non market housing fund for the community. With pressures increasing for the redevelopment of older rental buildings, that are at the lower end of the market rental rates, as well as land assembly with a purpose to build either rental or for sale inventory, it would be a high priority for the township to provide clear leadership and well articulated direction to secure a healthy balance of market and affordable housing inventory for decades to come.
15. As far as potentially residential property held/owned and or acquired by the township, language (in the OCP) that would provide clear preferential affordable housing use would also further show a leadership role in securing a pathway for a more balanced housing inventory within the community. The past decades have shown us that not making clear articulated provisions at a community level about affordable housing causes "the economics" to overrule the real needs in the community, with very negative results for large portions of the population. Access to affordable housing has a huge impact to the wellbeing of the entire community and it can only be secured by way of making difficult political and possibly financial decisions, personally I can't see a better way for the Township to lead the community towards a healthy and balanced living environment than by articulating this in the new Official Community Plan.
16. Would like to see more of an emphasis on ways to protect the current rental stock as many of these buildings are past their prime and will be at risk of being demolished for strata units. Some certainly need replacing and/or updating but I would like to see stronger language about protecting and adding to the

current rental stock as well as strong incentives for owners to update and beautify their properties.

17. Under the “**Affordable Housing**” heading, not sure what the bullet “Consider the impacts of converting existing rental apartment buildings to stratified condominiums” means. Is this referring to the need to protect current rentals? If so it needs stronger language. Or is it saying that some current rental buildings could be stratified for an ‘affordable’ ownership option – not clear on meaning. We will always need rental buildings and need to ensure that what we do have we do not lose.

#### **Age-in-Place (Seniors) (1)**

1. The Residential and commercial housing- will ENCOURAGE be strong enough to actually have AGE IN PLACE accommodation for 28% of the people who will be over 65 in 2030, can the Township demonstrate leadership in this area?

#### **Density (12)**

1. Increase density x 2
2. Infill housing
3. More condos
4. Allowing more condo type buildings
5. Infill development, multi-unit residential development should be expanded in all core municipalities to reduce urban sprawl in CRD.
6. In helping with community growth, I am in support of new applications for Proposed redevelopment infill housing.
7. The proposed FSR of 1.5 for neighbourhood commercial is not enough and will cause problems for smaller sites designated as Neighbourhood Commercial in being redeveloped. A 3 FSR but keeping the storey height makes more sense. If this is not done the economics for re-development will be hard to make sense.
8. Bonus density should have a set formula. It removes uncertainty and provides the Township with a clear understanding of what its receiving. For example, for every 0.1 FSR increase a developer could pay \$20,000 or provide that by way of an amenity the Township would like to have.
9. Land use isn’t just about “how much where”, but also about community design/neighbourhood design/architectural design. It would be great to see more of this spelled out – even as a fairly high-level vision -- so that Esquimalt citizens can understand (and hopefully share and support) the vision.
10. Reduce duplex zoning to Victoria size 5850 sq. ft. from 7200 sq. ft.
11. I live in an existing single + 2 unit residential zone. It stays the same. I think there should be much more flexibility for housing options in this zone – garden suites, secondary suites, small homes (100 sq. ft), reductions in parking requirements. Many people need housing and the single + 2 unit residential zone is now too exclusive. Township staff use the bylaws + building code but are not flexible or responsive in their thinking or interactions with the general public.
12. Why are we opposing subdivision and infill housing in Rock Heights? Is it specific to panhandle lots, or just a general prohibition? Given that it's so close to amenities, why wouldn't we want to intensify the population slightly?

#### **Development Approval Process (5)**

1. Seamless and speedy development and building process
2. Quick turn around for development / building permits
3. Reduced fees for Development/Building Permits
4. I’d be supportive of a process that allowed for variances after municipal evaluation of a property.
5. Information for all major developments should be published with links on the Esquimalt website as part of keeping Esquimalt informed but also part of Esquimalt marketing plan – show the future and build it

**Float Homes (1)**

1. Under the heading “**Float Homes**”. I, like many residents, support the existence of the float homes and marina – and feel it is a picturesque as well as needed commercial addition to the community. Would like to ensure any future plans for the marina area continue to ensure that the height of the float homes be confined to a specific number of stories, as well as to areas of the marina where they do not obstruct views, etc., and that the area remains an area for walking, sightseeing, etc., for everyone.

**Height (4)**

1. I do want to see an increase in density along Esquimalt Rd to a maximum height of 6 stories
2. Please keep buildings low and multi-functional to preserve and encourage an “island” culture, small community feel that our children can grow with and into – still sense it as their own community – despite an influx of residents, recognize the community as welcoming as when they were we.
3. Twelve storey buildings anywhere along the Esquimalt Road corridor will fundamentally change the township quality of Esquimalt, even when stepped back at the third or fourth floor. The 'village' character will be irretrievably lost, no street sunshine and very probably a wind tunnel with the summer westerlies. West Bay will be 5 storeys - that's plenty! If Esquimalt Road is to be vibrant and have character and be "pedestrian friendly", it needs to be more like Commercial Drive or Main Street in Vancouver, and not with 12 storey buildings which will give it all the character of Douglas Street in Victoria - and that's NOT a compliment! A very bad idea! If high buildings (6 storeys and more) are to be the future of the township, then create zones which allow them on the highest points of land in the municipality where they have a view and block no one else's. Keep the commercial corridors of the township to "human scale".
4. I've been going to meetings / open houses when it is outside of the working hours and provided comments but I don't get the feeling that I had any influence at the end. I am not happy with the development plan the city is putting together. That plan to me is the result of the pressure of developers on the city but the city does not need to agree with that. There are a lot of of lobbying around to increase city density and it is not because of shortage in housing but because investors make a huge amount of money in these operations. Increasing building height should be case by case and people living around should be consulted and if they don't agree they should be listened. The city should not grant that a current building that is 2 or 3 storey height can become a 6 storey height because of this city plan. Instead there should be negotiation on case by case with the involvement of the people affected. I see that the chamber of commerce put some pressure for development on the city but the city needs to be independent. The chamber of commerce does not represent people living in Esquimalt. The chamber of commerce represent people that pay to be part of this chamber because they have business interest. On this island we see building density increase quickly because investors find a good return on their investment in the real estate market we live in. Does it make the quality of people living there better? I don't think so. It just make a few people richer and more powerful.

**Parking (1)**

1. New developments, whether they be a strata or otherwise, should consider making accommodations for visitor parking as well as resident parking, to ensure that the street does not become overly congested.

**Neighbourhood Plans (6)**

1. At some point protect 2 gems of residential, Rockheights & Parklands.
2. It is possible to consider subdivision of some large lot single family homes, where there is room? I am thinking of Highrock Ave at Rockheights Ave. area.
3. More attractive apartments along the Esquimalt Road with businesses on the ground floor.
4. I am also interested in how the Design Guidelines (West bay and Esquimalt rd) will be incorporated in. Perhaps posting a copy of the updated draft OCP Table of Contents might be helpful.

5. I would also like to see a priority put on the neighbourhood profiles to ensure that we are looking at housing stock priorities in the context of the neighbourhood priorities as well. Affordable housing is very important and does need attention. It does need to fit within the context of Esquimalt's overall housing AND business priorities. Please see the previous information that I provided regarding Victoria's section in their OCP. This should be a priority for us. As we do not have time for design guidelines for our neighbourhoods hopefully we at least have time to clarify the priorities for various areas in 2 page summaries. This should help to bring in a higher awareness of the impact of the 15000+ people that drive in daily.
6. I am also looking at the neighbourhood planning for City of Victoria. I think if we did a light version of the neighbourhood plans (example screen shots below), it could really provide some insights for us including DND, Seaspan, etc. Input could come from roundtables summaries and a few other available sources. [OCP Book 2012 amended April2017.pdf](#) pg 142-163. Some of their neighbourhood vision and strategic direction statements could be very applicable for our neighbourhoods. Along with some from Esquimalt. Add Neighbourhood 2 pg summaries like Victoria Focus on vision and strategy for each area (Saxe Point and RockHeights were profiled recently in TC – let's build on it as these are our "Oak Bay, Sunnymead" areas

### **Multi-unit Residential Development (9)**

1. Support Multi-unit Residential Development in our community as long as everything meets your guidelines. Under "**Multi-unit Residential Development**" heading, re the bullet "Consider, where appropriate, development proposals with densities greater than those set out in the official...for the benefit of the community". This type of policy needs to ensure that the benefits for the community realistically balances out the variances being given for the increased densification, etc. We can all point to examples where developers were given density bonuses in exchange for what many would consider negligible "benefits" back to the community.
2. There should be town-homes for more families with 3 bedrooms. Families need more available housing options. Town-homes in Esquimalt are bought immediately and in demand.
3. An insufficient amount and range of housing forces people to commute long distances to suitable housing, thus increasing the cost of travel and its carbon footprint.
4. "design standards" – have them provided in design guidelines like West Bay Design Guideline – all neighbourhoods need this consideration
5. multi-unit development should be address high, med, low income housing audiences – I do not agree that condos & townhouses targeted for high-end should have same limit to reduce single use vehicles
6. **live/work local should be a focus** - housing stock audience for Esquimalt should include tech industry, CFB Esquimalt and Seaspan staff & consultants to help reduce Westshore, Saanich and Victoria daily crawl - many Seaspan and CFB Esquimalt workers do not want low-income housing
7. should be a reference to working within design guidelines of the city and neighbourhood
8. When considering new development within established areas, acknowledging neighbourhood character is important. Building style, exterior finish, massing, height, and infrastructure capacity, are factors that affect effective integration. It is also important to recognize that new approaches & styles can enhance neighbourhood vitality.
9. All residential land needs to meet CPTED requirements – buildings that are not painted/maintained, grounds that are not maintained /overgrown / weeds results in drawing crime to the area and lowering the value of surrounding property as they detract from a vibrant community.

### **Rentals (5)**

1. apartments available
2. *Rental property, other than for family members, requires a business license. It is a business. Charge \$10 or whatever, but it is a business. Note: absentee landlord properties are bringing in \$30K-70K/year/house on 2-*

4 bedroom homes. That is a business. Some property owners have a number of properties, that is a business.

3. Residential properties including rental properties including grounds need to be maintained to maintain/establish the quality, health and safety of the neighbourhoods of Esquimalt. **Note:** I realize we have a bylaw but let's make it less onerous to maintain. (recognize and support CPTED for all residential properties)
4. **Safety:** Work with residents, schools, businesses and neighbourhood groups to address public health and safety and crime prevention.
5. **All residential rental properties,** must be regulated for health and safety – fire, insurance – lets get this done – unfair to neighbours and to renters if fire is not covered by insurance

### **Secondary & Detached Accessory (Garden) Suites (34)**

#### ***Secondary Suites (12)***

1. Support Secondary Suites
2. Duplex – no secondary suites
3. Zoning which allows for rentals within two-family (duplex) zones
4. Allowing secondary suites – in non-single family homes to assist with affordability
5. All residential rentals, should be licensed, and meet standards - inspection, build code, etc.
6. I support the inclusion of secondary rental suites as well as detached and garden suites in municipal definitions of housing.
7. I would like to see duplex properties be allowed to have a detached rental property if the land size is adequate. A lot of home owners live in duplexes and they should not be excluded from this policy that stand alone houses get to take full advantage of.
8. Allow strata title of legal suites.
9. Please allow secondary suites in existing duplexes. We need more affordable rentals. I have had a suite that the building inspector passed before i bought my house. For over 15 years, it has been illegal; Cant be rented out!! Ridiculous.
10. Expansion of secondary suites to duplex & **small lot detached dwellings.** I AM NOT IN FAVOUR OF THIS !! From Dominion Rd to Grafton and Esquimalt Rd to Munro, the streets are clogged with parked vehicles. The current policy of minimum one off street parking space per dwelling, coupled with an expansion of living spaces, will further exasperate an already untenable situation.
11. If you want more density through duplex & small lots, you should address the parking problem first.
12. I think the ability to create new housing forms, such as duplexes with suites and small lot houses with suites, is an excellent proposal to support ground-oriented housing for homeownership (with the mortgage helper of the suite) and new rental units. It also supports multi-generational housing. I encourage this type of housing, and hope good design controls will be in place (including massing that leads to modest-sized, entry-level units).

#### ***Accessory Detached Suites (22)***

1. Support garden suites.
2. support Detached Accessory (Garden) Suites
3. Detached suites/granny flats
4. Would like to support suites within duplex housing.
5. I'm in favour of garden rental suites & rental units in infill housing
6. If carriage houses and the like are permitted the off-street parking is an absolute MUST! Please don't allow carriage houses without off-street parking.
7. Also, in our case or possibly someone else's plans, we personally would like to build a double garage with a

- suite above it, and hoping this may be a possibility, however I do understand there is many things to consider.
8. I am in favour of infill. I like the idea of Garden Suites on a property. Can keep families together + give income to seniors who do not have private pensions. Get to stay on our property + not have to sell + move away.
  9. Must be regulated for health and safety – fire, insurance – unfair/unsafe to neighbours and to renters if fire/water/electrical is not covered by proper insurance. This needs to become mandatory –look at London fire
  10. Requires water and sewer line
  11. Must be within property setbacks of zoning – changes to zoning setbacks are significant and should require a referendum
  12. Requires off-road parking for any vehicles – consider having a non-vehicle rating on the rental?
  13. Please describe process as to *“how neighbourhood impacts can be mitigated”*
  14. Relating to the OCP suggesting that it would be permitting garden and backyard suites – she would like there to be a provision in the plan that ensures there is adequate parking *on the property* for the additional suite(s). For example, if there is a duplex being converted into a four-plex, that the additional parking not be regulated to an already congested street.
  15. I live in Saxe Point on Bewdley. I am not in support of carriage houses as a housing option. The density of the neighbourhood has already increased dramatically in the past 2 years with the proliferation of rental suites. The upcoming development of rental suites. The upcoming development of the English Inn will also significantly increase the density. Adding coach houses would be too much.
  16. The adoption of “coach” houses for the area closely resembling the City of Victoria guidelines would be great! The would be a great step forward to help alleviate the housing crisis!
  17. Allow strata title of carriage homes if they have off-street parking.
  18. I do want to see allowing for garden suites in single home properties and relaxing the zoning so single family dwellings can add additions by building up/out to create suites for extended families or rentals.
  19. I am very PRO detached garden suites! I live on a 13,000+ lot, and have more than enough space for a backyard cottage. If I was able to have one, my mother-in-law could live with us in her own accommodation. And when my husband and I are finding our house too onerous, I’d rent it to my god-daughter, and we would move into the cottage. Aging in place doesn’t get any better than that! I wouldn’t need to leave my neighbourhood, and I could make my lot a whole lot more manageable as I age. I have seen many Auxiliary Dwelling Units (ADUs) in Portland.
  20. I am very pleased to see the zoning of "single and two unit" residential, and the discussion of detached suits. Given the ongoing difficulty with housing in Victoria, infill funded by homeowners will produce more units cheaper than any government subsidized operation ever could, and offer the dignity and privacy of separate dwellings rather than being jammed in a hastily converted basement. The policy document does not go into specifics on detached suites, and I hope such details are forthcoming. My main concern is that having accepted the idea of detached suites in principle, the zoning and approval requirements will prove so prohibitive that very few can actually be built, or that the square footage ratios (max 10% of property, max 35% floor area to property size) will be left adjusted. Or that not all RS-1 zones will be eligible for detached suites, and the distribution becomes arbitrary. The draft policy statement doesn't indicate whether a detached suite can exist in the same lot as a main dwelling with a secondary suite built in. I am guessing there is no intention to allow this. Assuming I am correct, is this a matter of principle, expressed community will, or the difficulty of deciding which lots could support the configuration without deleterious effects?
  21. \*\*\*\*Under the heading **“Secondary and Detached Accessory (Garden Suites)”**. At the Open House staff members explained that the new draft policy for garden suites would see them go through as a permit vs a rezoning application. Rezoning is the way it would have been done in the past. For example, that will mean that if people applying to put a garden suite in their yard meet the permit requirements they could proceed

with no input or consultation with their neighbours, which would have been required under the old system (i.e. rezoning of the property). New garden suites are in fact a rezoning of properties but without the input. This means that neighbours may not have any prior knowledge of a backyard suite going in that may or may not impact their privacy and enjoyment, but at the very least changes the configuration of their neighbourhood. I am definitely in favour of the Municipality adding secondary and garden suites as a housing option. However community residents will be concerned if the system, as we move forward, does not provide for information, consultation and input prior to a new garden suite being built next door. On the other hand, done right garden suites could be a win-win for everyone.

22. I would very much like to encourage building permits for garden suites. However, when I looked at the Victoria garden suite bylaw text that was approved by City of Victoria, I believe it made reference to the fact that a duplex could not have a garden suite on the lot. Because I'm not familiar with the terminology I wasn't sure if it meant neither half of a duplex that was owned by different owners could construct a garden suite, or if meant a single private owner of both sides of a duplex could not have a garden suite on the lot. I could understand the limitation on the former situation, but not if the owner owned the whole duplex/property. I'm not sure if I'm articulating this very clearly but, for example, my Dad is the single owner of a fairly large lot in Esquimalt with a duplex on it - the primary residence on one side and the other side is rented out. The backyard behind the duplex is large enough to have a garden suite, vegetable garden, plus keep some of the yard as grass. If say, Esquimalt were to adopt the same wording as City of Victoria I'm unclear if a garden suite would be permissible to be built on his property because of the wording, when in fact there'd be plenty of room for it. I would hope also that garden suites would be offered (rented) as viable, affordable options for seniors, students, family members, and individuals who otherwise can't afford rising housing prices in the area (and not have an adverse effect of driving up prices somehow). I think we really need to protect housing, especially for seniors, especially.

**Short Term Accommodations (3)**

1. Charging Airbnb operators a municipal tax
2. I also support the allowance of Air BnB types, "grass roots" economy enablers. I'm sensitive to the impacts to a neighbourhood, such as parking, but believe the benefits outweigh the disadvantages.
3. (is this AirBNB?). This statement seems to be setting a precedent to change zoning? Must consider noise, parking, and especially safety/security (if in apt or condo). If we want to support more long term rentals, we need a workshop to discuss why property owners are considering short-term rentals, and address the issues including problem tenants; we also need to address slum landlords – or Esquimalt have a much more challenging time to change Esquimalt image.

**Matrix: Regulatory Tools for Detached Accessory Dwelling Units (DADUs)**

<b>OPTIONS</b>	<b>1</b>	<b>2*</b>	<b>3</b>	<b>4</b>
Regulatory Tools	Site Specific Rezoning	Development Permit (DP)	Permitted Use in Residential Zones	New Residential Zone
Bylaws to be amended	<ul style="list-style-type: none"> <li>• <i>Official Community Plan (OCP)</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>OCP – Development Permit Area</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>OCP</i></li> <li>• <i>Zoning Bylaw – Section 11. Permitted Uses</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>OCP</i></li> <li>• <i>Zoning Bylaw – Part 5. Zoning Districts</i></li> </ul>
Length of Application Process	Longest <span style="font-size: 2em;">→</span> Shortest			
Cost to Applicant ( <i>Affordability</i> )	Highest <span style="font-size: 2em;">→</span> Lowest			
Risk to Applicant	<ul style="list-style-type: none"> <li>• High</li> </ul>	<ul style="list-style-type: none"> <li>• Medium</li> <li>• Reduced due to availability of guidelines</li> </ul>	<ul style="list-style-type: none"> <li>• Low</li> </ul>	<ul style="list-style-type: none"> <li>• Low</li> </ul>
Public Input Opportunity	<ul style="list-style-type: none"> <li>• High</li> <li>• Public Hearing</li> </ul>	<ul style="list-style-type: none"> <li>• None <sup>1</sup></li> </ul>	<ul style="list-style-type: none"> <li>• None <sup>1</sup></li> </ul>	<ul style="list-style-type: none"> <li>• None <sup>1</sup></li> </ul>
Council's Discretionary Authority	<ul style="list-style-type: none"> <li>• High</li> </ul>	<ul style="list-style-type: none"> <li>• Low <sup>2</sup></li> <li>• Limited to DP form and character guidelines only</li> </ul>	<ul style="list-style-type: none"> <li>• None <sup>2</sup></li> </ul>	<ul style="list-style-type: none"> <li>• None <sup>2</sup></li> </ul>
Decision Making Considerations	<ul style="list-style-type: none"> <li>• Assessment is done on a case-by-case basis</li> </ul>	<ul style="list-style-type: none"> <li>• Assessment is based on DP guidelines for form and character only</li> </ul>	<ul style="list-style-type: none"> <li>• Assessment is based on Zoning and Building Code only</li> </ul>	<ul style="list-style-type: none"> <li>• Assessment is based on Zoning and Building Code</li> </ul>
Township Influence on Form & Character	<ul style="list-style-type: none"> <li>• Medium - High</li> </ul>	<ul style="list-style-type: none"> <li>• High</li> </ul>	<ul style="list-style-type: none"> <li>• Low - Medium</li> </ul>	<ul style="list-style-type: none"> <li>• Low - Medium</li> </ul>
Additional Considerations	<ul style="list-style-type: none"> <li>• The length and cost of rezoning may hinder proposals to construct DADUs and hence the supply of rental units.</li> </ul>	<ul style="list-style-type: none"> <li>• Prescriptive design guidelines replace neighbourhood input.</li> </ul>	<ul style="list-style-type: none"> <li>• Section 11 of the <i>Zoning Bylaw</i> may result in DADUs being constructed on parcels zoned greater than single family residential</li> </ul>	<ul style="list-style-type: none"> <li>• Only suitable parcels for DADUs are identified though the establishment of a new RS-6 zone.</li> </ul>
Municipalities	<ul style="list-style-type: none"> <li>• City of Victoria (previous)</li> </ul>	<ul style="list-style-type: none"> <li>• Town of Gibsons</li> <li>• City of Richmond</li> </ul>	<ul style="list-style-type: none"> <li>• City of North Vancouver</li> <li>• City of Victoria (current)</li> </ul>	<ul style="list-style-type: none"> <li>• Town of Gibsons</li> <li>• City of Kelowna</li> </ul>

APPENDIX H  
 Staff Report DEV-17-059

		(neighbourhood specific) <ul style="list-style-type: none"> <li>• City of North Vancouver</li> <li>• City of Victoria (current) – <i>however DP is: delegated to staff (no Council review).</i></li> </ul>	<ul style="list-style-type: none"> <li>• City of Colwood</li> <li>• City of Port Coquitlam</li> <li>• City of Ottawa</li> </ul>	<ul style="list-style-type: none"> <li>• City of Richmond</li> </ul>
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**Notes:**

- \* Option 2 – Development Permit is a regulatory tool that would have to be combined with one of the other options: 1 – Rezoning, 3 – Permitted Use, or 4 – New Residential Zone.
1. Opportunity for public input is only available at the Public Hearing prior to third reading of the Bylaw (amendment). Once the Bylaw is adopted there is no opportunity to provide input on individual applications.
  2. Council has high discretionary authority in providing direction on the content of the Bylaw (amendment).