

“The Last Public Hearing”

A Community Meeting on the Province’s Housing Policy and its Impacts for View Royal Residents



Purpose



Inform you as best we can on the impact of a series of proposed housing legislation on the Town of View Royal



Hear from you on the impact of this Legislation



After the meeting, we will package up what we heard plus the online survey results into a “What We Heard” report and share it

Agenda

Call to Order & Introductions

Mayor's Address

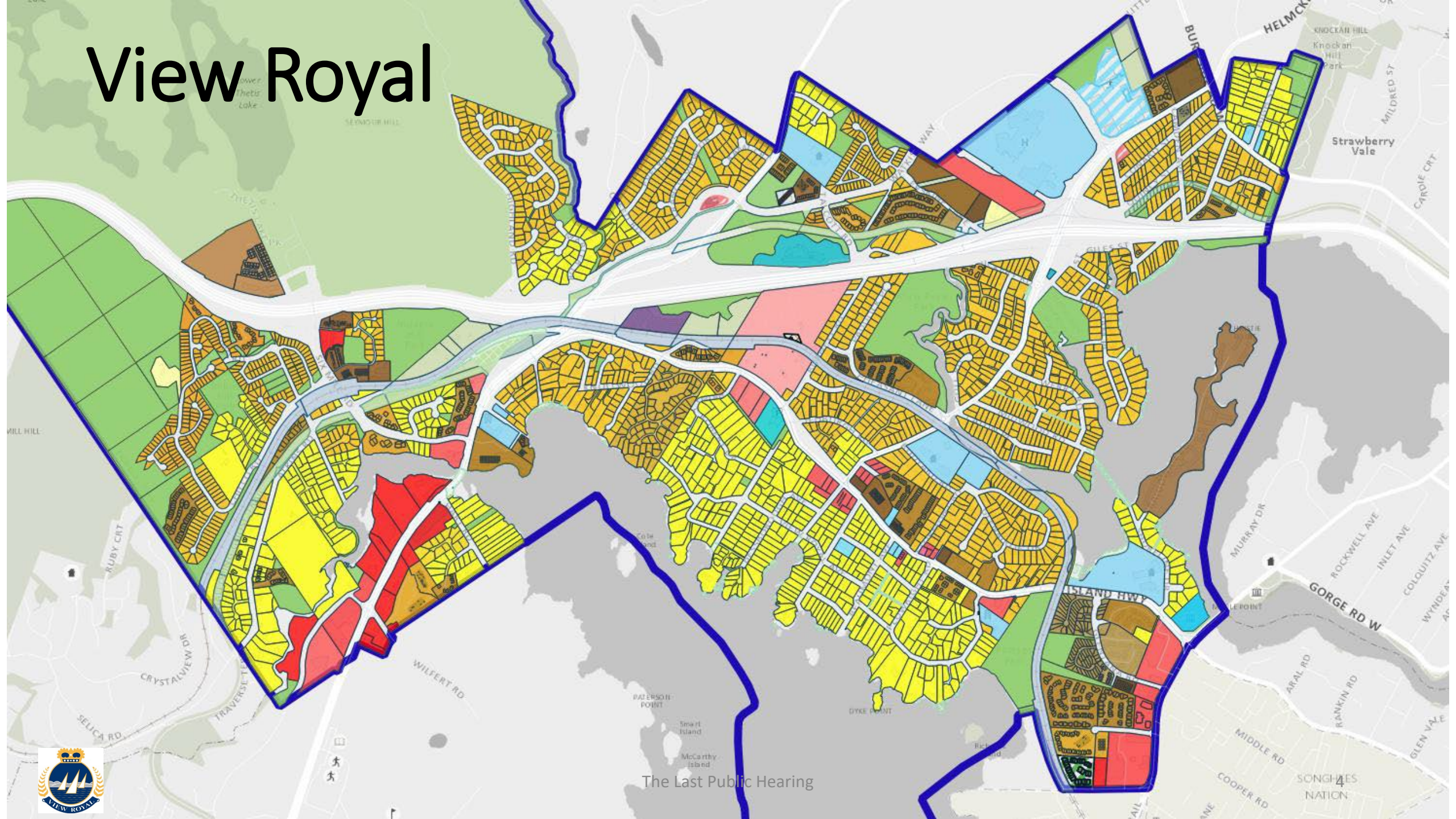
Public Comments

Adjournment



The Last Public Hearing

View Royal



The Last Public Hearing

Why Are We Here?

- Proposed new provincial legislation introduced this month
- Municipalities will no longer be allowed to make zoning and development decisions on the majority of residential land in BC
- Public hearings on residential development are severely restricted or prohibited
- There has been no public consultation



View Royal Grows Housing – *Fast!*

For over 30 years View Royal has built housing at a much faster rate than the BC and Capital Regional District average.



View Royal Grows Housing – *Fast!*

Housing Growth from 2016 to 2021 Census

View Royal
20.4%

**CRD Core of
Esquimalt,
Oak Bay,
Saanich &
Victoria**

3.1%

**British
Columbia**

8.5%



Still Growing – *Fast!*

Under Construction:	690 Homes
Permit Applications:	153 Homes
Rezoning Applications:	346 Homes
Total:	1189 Homes

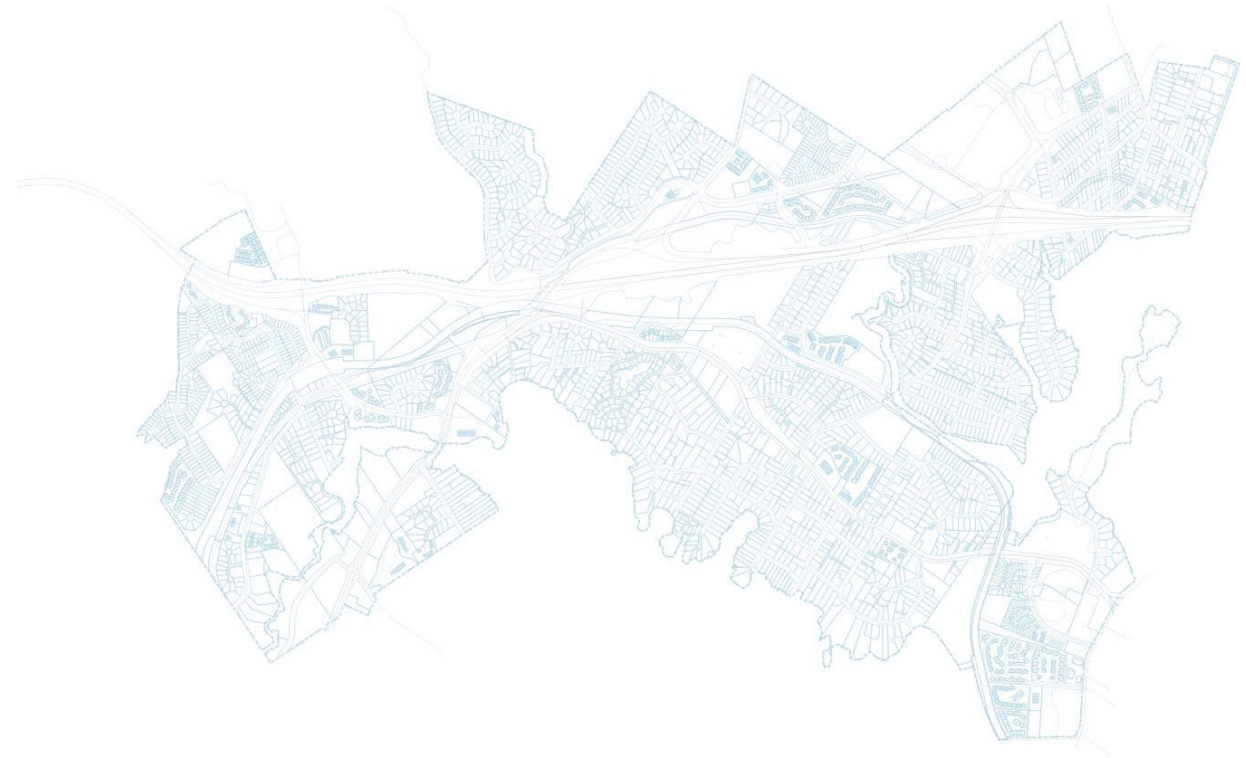
As of October 2023



Bill 44 Housing Statutes (Residential Development) Amendment Act, 2023

3 to 4 dwellings on single family or duplex zoned lots larger than 280m² (3000ft²)

6 dwelling units on single family or duplex lots that are greater than 280m² located near frequent bus service

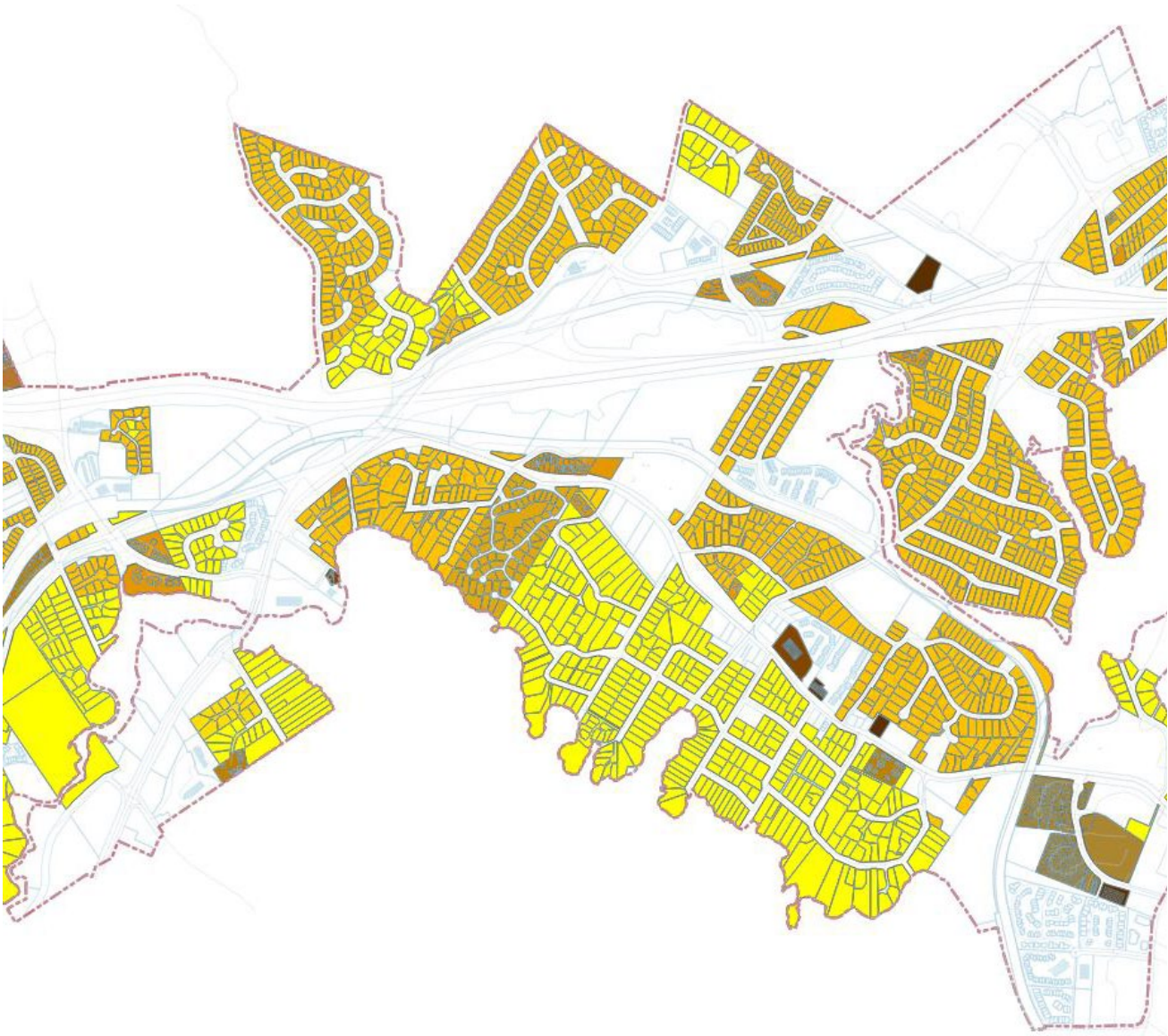




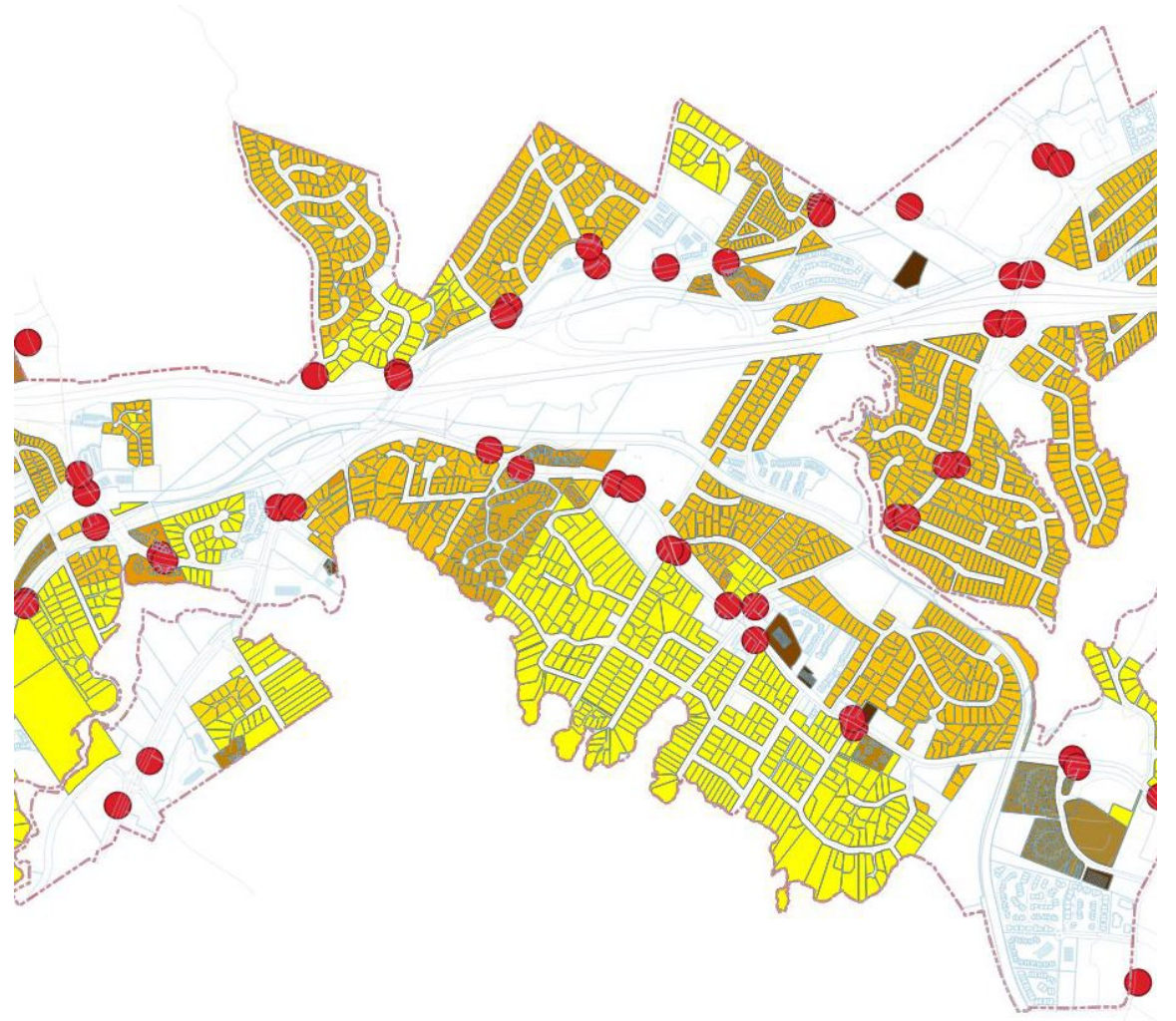
Current Zoning Map of View Royal



Bill 44 - 2023 Changes to Zoning



Bus Stops



Within 400m of a Bus Stop



Bill 44 – 2023

Eliminates the rezoning process for up to 6 dwellings on a single lot

Eliminates off-street parking requirements

Abolishes public hearings for small-scale, multi-unit residential (houseplexes, townhomes) development



Bill 44 – 2023

**Of major concern is the shift of development infrastructure costs onto current residents –
Growth will not pay for growth**

**Bill 44 - 2023 allows development to go ahead
regardless of infrastructure capabilities**



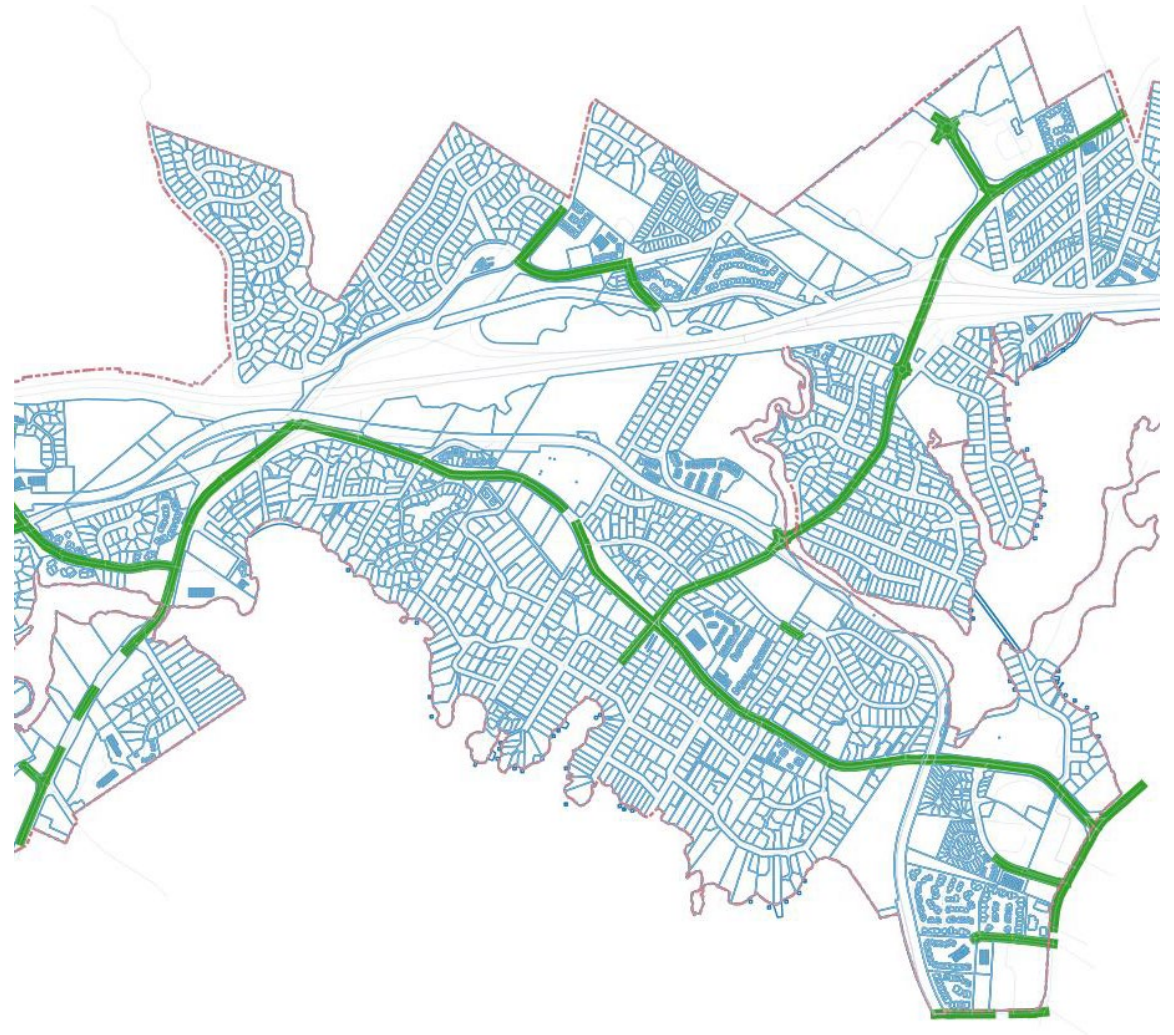
Infrastructure Example - Sidewalks

It's infrastructure that we can easily see and measure

Sidewalks offer safety to all-ages-and-abilities users



Sidewalk on Both Sides of Road



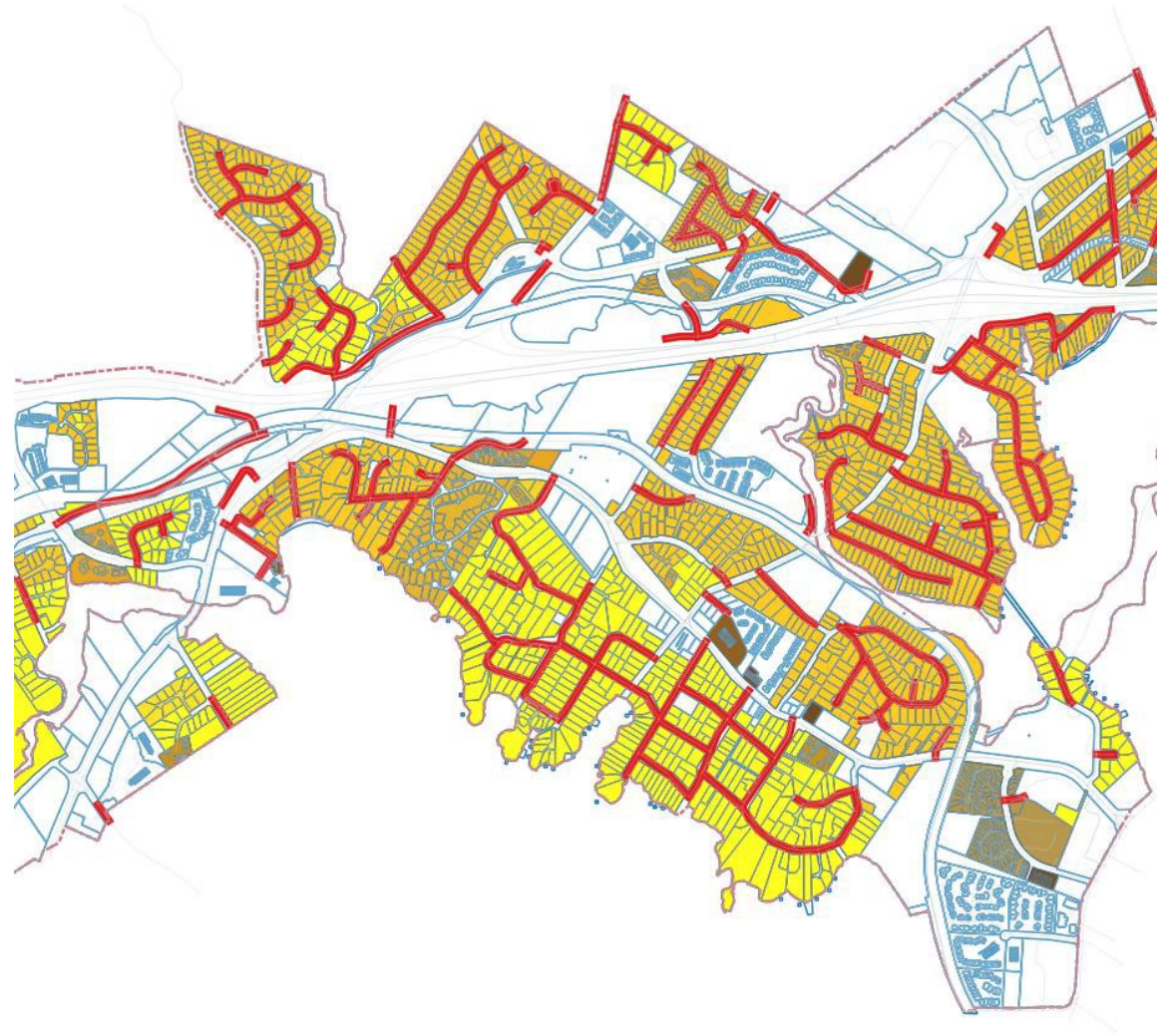
Sidewalk on One Side Only



No Sidewalks



No Sidewalks



Bill 47 – 2023

Bill 47 is about “Transit Oriented Areas”

High Density will be allowed around “transit stations”, defined as:

- (a) a prescribed bus stop, bus exchange, passenger rail station or other transit facility, and
- (b) a planned, prescribed bus stop, bus exchange, passenger rail station or other transit facility



Bill 47 – 2023

In the Capital Region, municipalities will permit residential development using the following density criteria:

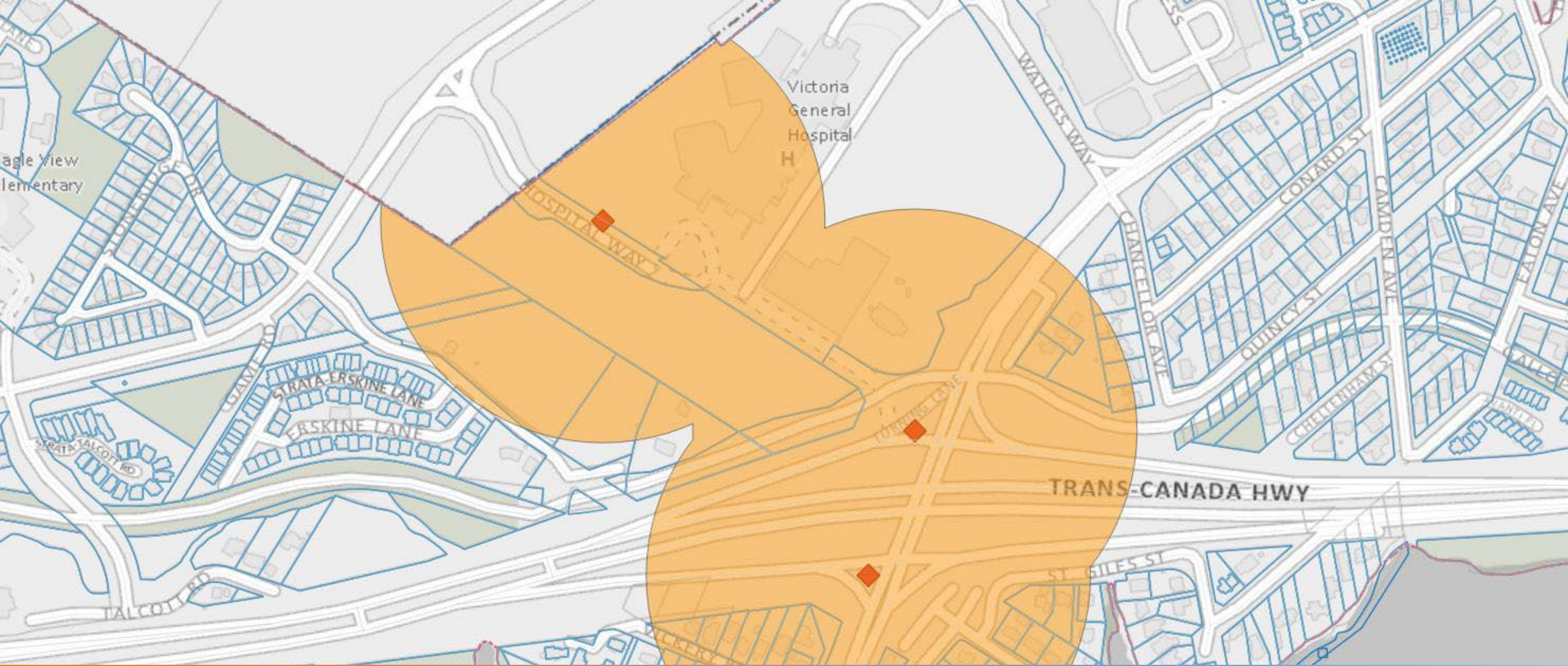
- prescribed distance of **200 metres** or less of a bus exchange – minimum density up to 3.5 FAR, minimum allowable height up to **10 storeys**.
- prescribed distance of **201 metres to 400 metres** of bus exchange – minimum density up to 2.5 FAR, minimum height up to **six storeys**.





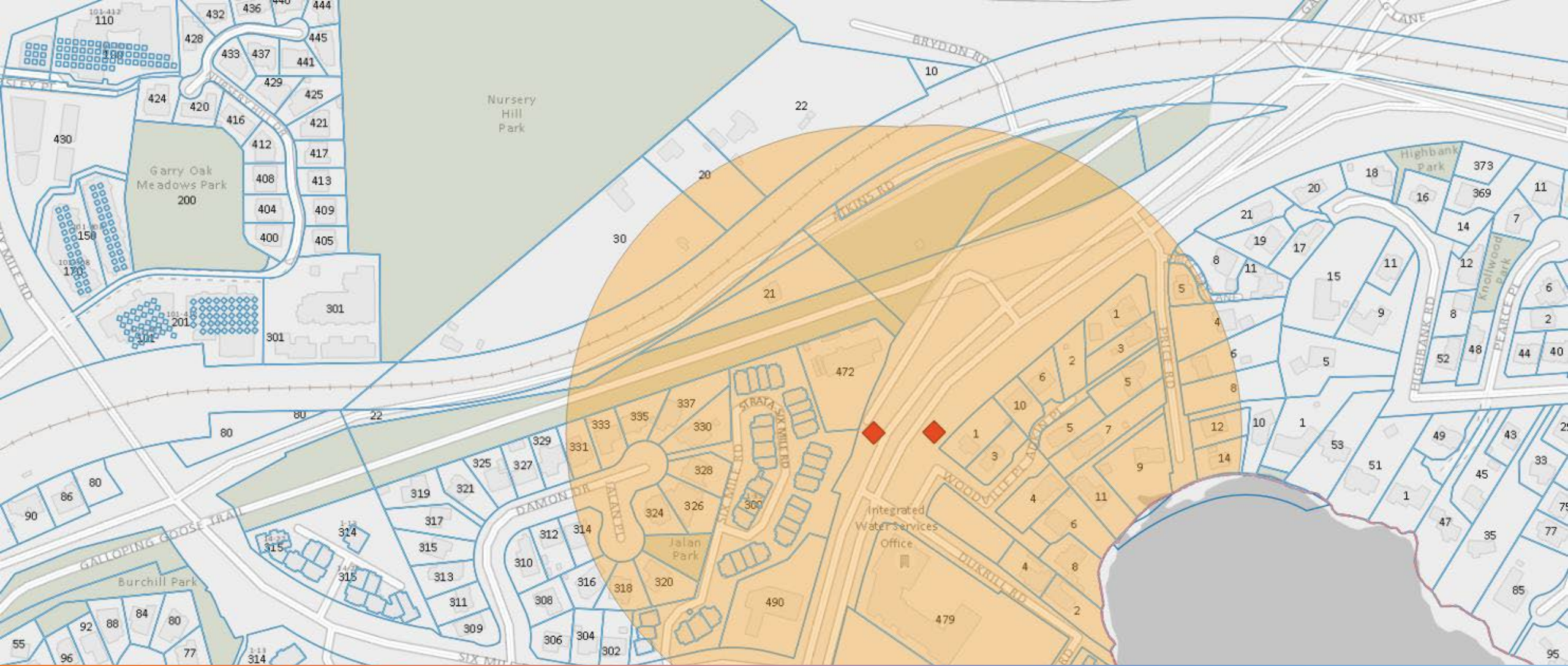
10 Storeys within 200m of Bus Exchanges





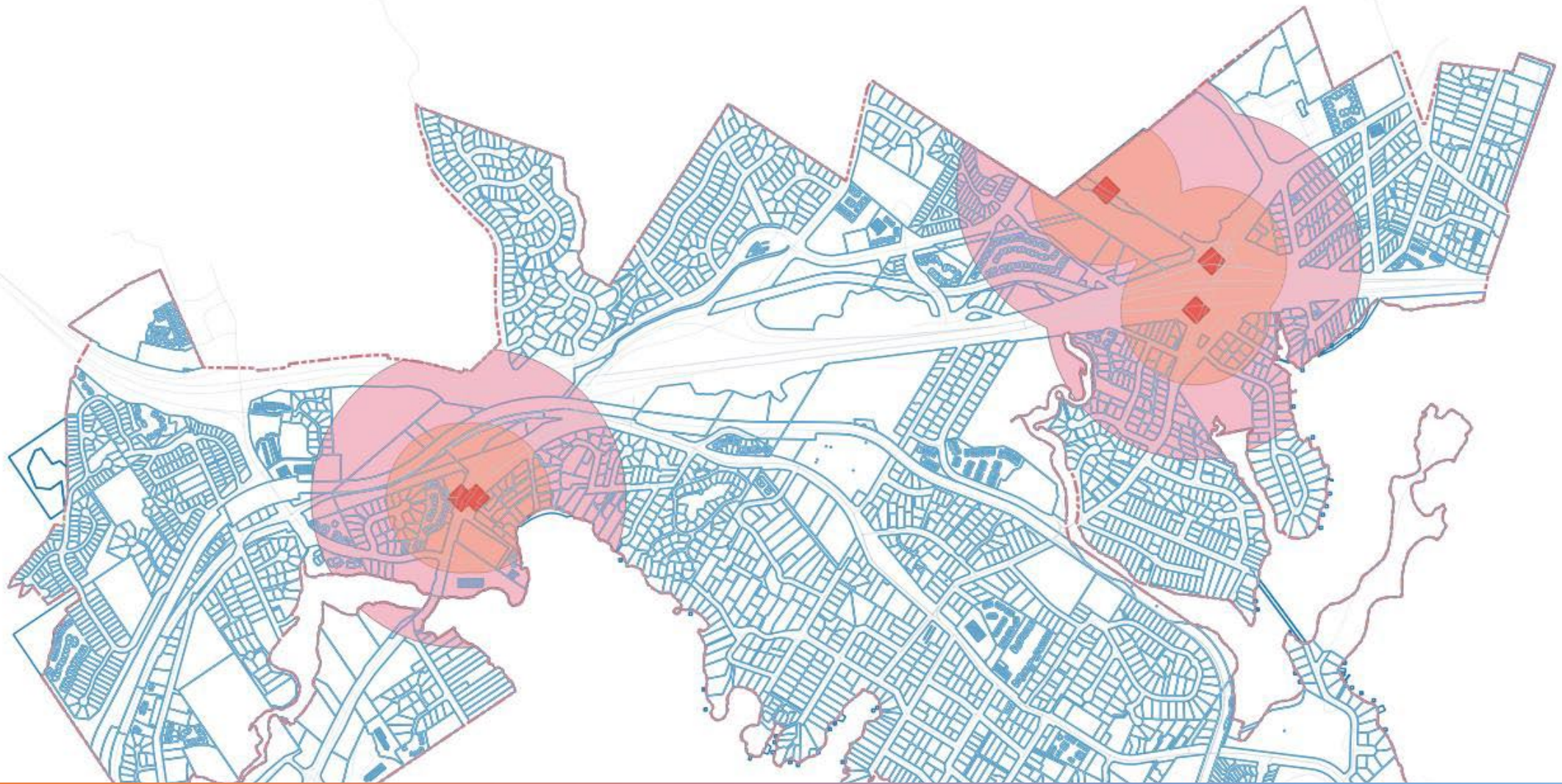
10 Storeys





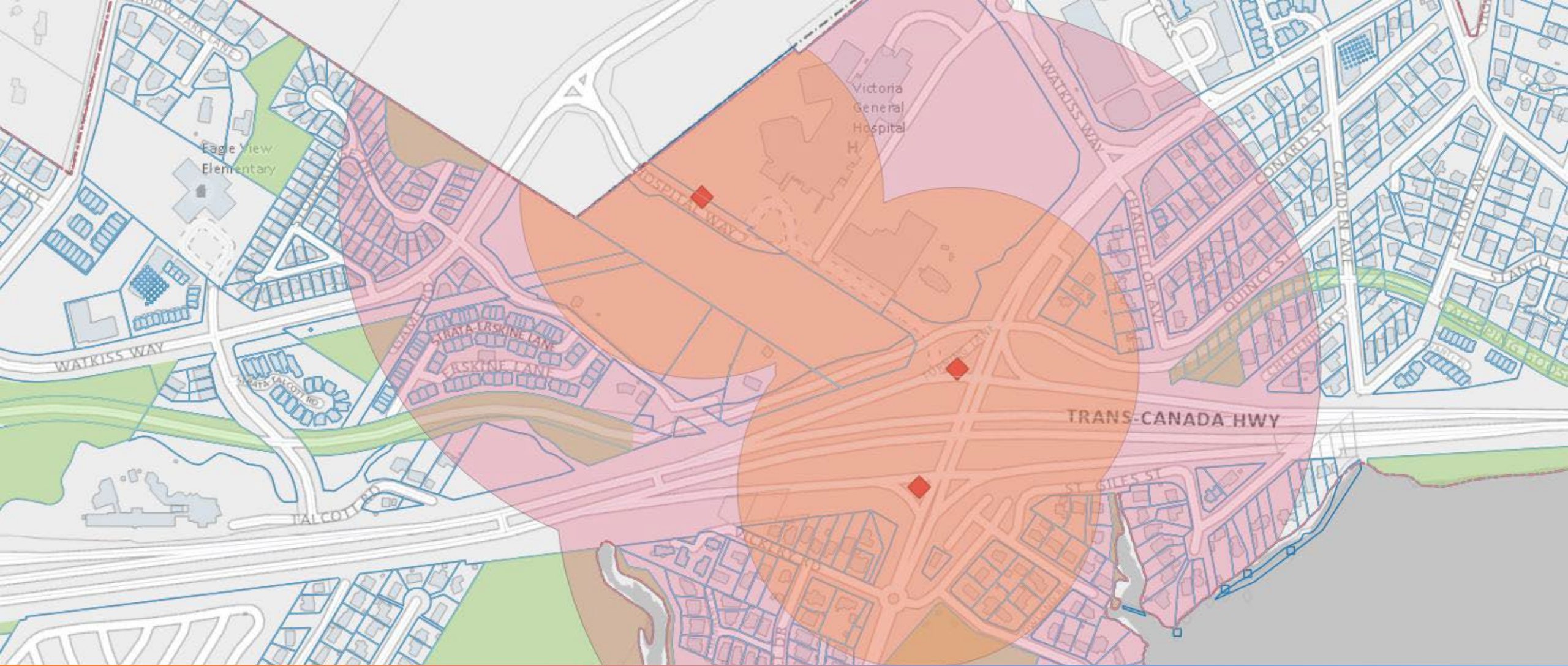
10 Storeys





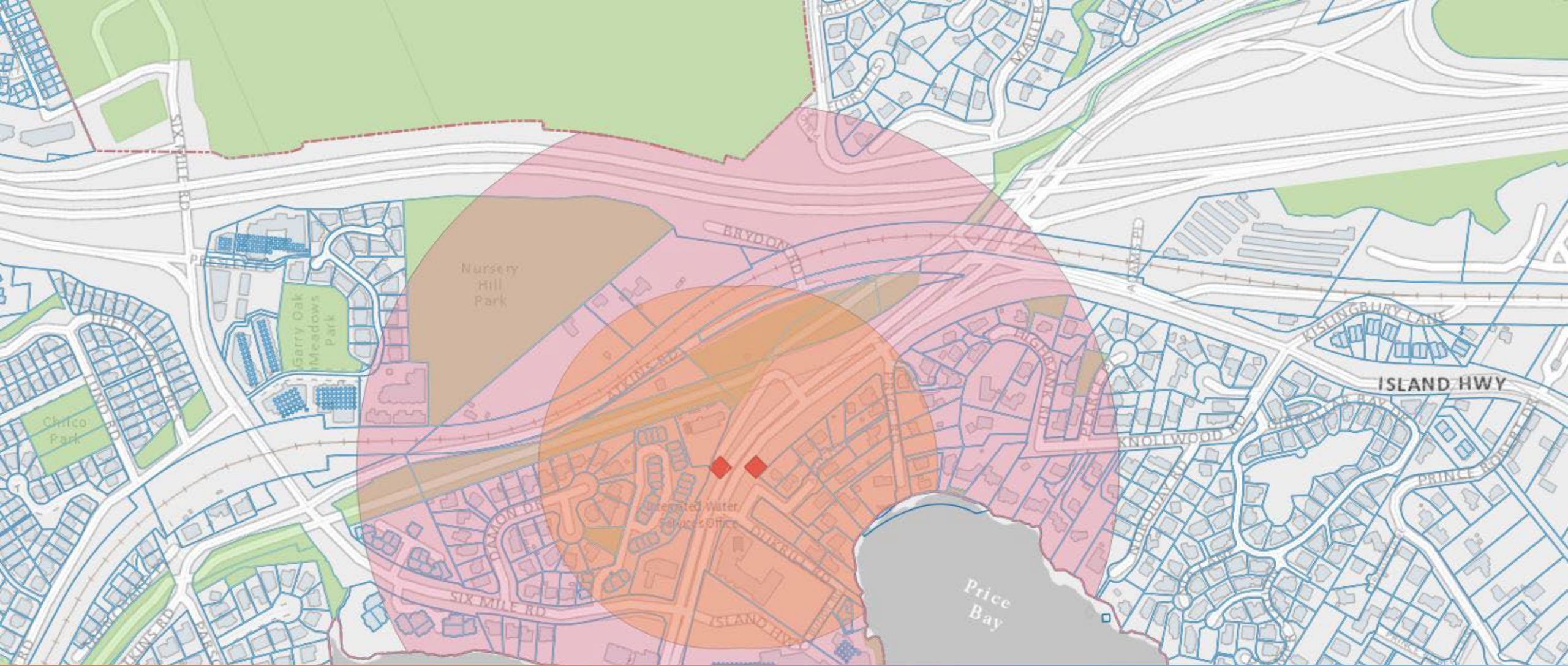
6 Storeys 200m to 400m





6 Storeys





6 Storeys



Bill 44 – 2023 Changes Municipal Planning

Bill 44 **requires** municipalities to change:

- Zoning Bylaw to be updated
- Housing Needs Report to be updated
- Official Community Plan to be updated to remove all trace of our resident driven local plans for residential development
- It will be a very large workload for our small staff and contracts may be very expensive



The Last Public Hearing Survey



The Last Public Hearing

Council still has a lot of questions

We are working to learn more about this legislation

We want to hear from you

Thank you for coming

