



TOWN OF VIEW ROYAL

MINUTES OF THE STANDING COMMITTEE MEETING ON HOUSING HELD ON FRIDAY, MARCH 15, 2024 VIEW ROYAL MUNICIPAL OFFICE – MEETING ROOM ONE

PRESENT: Mayor S. Tobias, Chair
Councillor R. Mattson – via Microsoft Teams
L. Jeaurond – arrived at 3:15 p.m. – via Microsoft Teams
C. Walker
D. Wilson

REGRETS: Councillor J. Rogers

PRESENT ALSO: S. Sommerville, Chief Administrative Officer
J. Chow, Senior Planner

0 members of the public
0 members of the press

1. **CALL TO ORDER** – The Chair called the meeting to order at 3:00 p.m.

2. **APPROVAL OF AGENDA**

MOVED BY: C. Walker

SECONDED: D. Wilson

THAT the agenda be approved as presented.

CARRIED

3. **MINUTES, RECEIPT & ADOPTION OF**

4. **INTRODUCTIONS**

5. **MANDATE FOR THE COMMITTEE / CHAIR'S REPORT**

The Committee discussed their purpose. The Chair stated that there is not much public knowledge about the Province's 2023 housing legislation

6. **PETITIONS & DELEGATIONS**

7. **REPORTS**

7.1 **STAFF REPORTS**

The report from the Director of Development Services titled "Provincial Housing Legislation (Bill 35-2023, Bill 44-2023, Bill 46-2023, and Bill 47-2023) – 2024/2025 Workplan" presented at the January 16, 2024 Council meeting was distributed to the Committee.

The Committee discussed concerns about unintended consequences and impacts on:

- trees and urban forest cover;
- heat hazard;
- servicing capacity;
- parking, including on-street parking, and road safety (pedestrians, emergency vehicles, snow plowing);
- density;

- timeframes;
- building form (multiple small buildings are not preferred);
- setbacks;
- affordable and below market housing;
- supporting co-op housing strata titling;
- potential for extensions or exemptions until conditions are ready, e.g. road widths and storm water facilities in the Harbour District;
- designating as opposed to rezoning in Transit Oriented Areas; and
- potential for density tradeoffs in one neighbourhood as opposed to others.

8. BUSINESS ARISING FROM PREVIOUS MINUTES

9. CORRESPONDENCE

10. NEW BUSINESS

The Committee discussed continuing to hold future meetings on Fridays at 3:00 p.m. with dates to be set later. The preference is to meet in Council Chambers for a better hybrid meeting setup.

11. TERMINATION

MOVED BY: D. Wilson
SECONDED: C. Walker

THAT this meeting now terminate at 4:39 p.m.

CARRIED

CHAIR

RECORDING SECRETARY