



TOWN OF VIEW ROYAL

MINUTES OF THE STANDING COMMITTEE MEETING
ON HOUSING LEGISLATION
HELD ON FRIDAY, APRIL 5, 2024
VIEW ROYAL MUNICIPAL OFFICE – COUNCIL CHAMBERS

PRESENT: Mayor S. Tobias, Chair
Councillor R. Mattson
Councillor J. Rogers
L. Jeurond
C. Walker
D. Wilson

PRESENT ALSO: S. Sommerville, Chief Administrative Officer
L. Taylor, Director of Development Services – via Microsoft Teams
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 3:30 p.m.

2. **APPROVAL OF AGENDA**

MOVED BY: Councillor Mattson
SECONDED: Councillor Rogers

THAT the agenda be approved as presented.

CARRIED

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

MOVED BY: Councillor Mattson
SECONDED: Councillor Rogers

THAT the minutes of the Standing Committee on Housing meeting held March 15, 2024 be adopted.

CARRIED

4. **STAFF UPDATE**

The Director of Development Services reported that:

- A report is scheduled for the April 9, 2024, Committee of the Whole meeting to provide an update on the work plan and project status.
- Mapping and analysis are underway.
- Test fits will be shared once they are available.

5. **EXTENSIONS & EXEMPTIONS**

The Committee discussed the following:

- Potential exemptions to be mapped:
 - o Land within Natural Watercourse and Shoreline Development Permit Area, noting the development may still occur on the parts of a property outside of a riparian area.

- Land subject to tsunami and sea level rise hazards identified in the Capital Regional District (CRD) Coastal Flood Inundation Mapping Project
- Provincial exemptions include large lots and lots within Transit Oriented Areas
- Potential extensions – public safety in underserved areas
 - Mapping of areas for extensions is requested, identifying areas where master plans for services need to be updated and where there are no sidewalks.
 - Storm and sanitary sewer capacity
 - Staff noted that:
 - The changes will not bring immediate capacity issues, but long-term capital plans may be accelerated.
 - There are mainly two areas in the Town that are at capacity for sanitary sewers. One of the areas is outside of the Town's control and dependent on the timing of the CRD Shoreline Trunk upgrades (2-5 years, although sanitary sewer flow reduction techniques could be applied to allow development: this is not preferred by the Engineering Department). The other area will be addressed as part of the Town's Development Cost Charges (DCC) program with expected commencement in 1-2 years.
 - Subdivision and Development Servicing Bylaw No. 985 requires that there be no change between pre and post development storm water flows for the minor event. This requirement would continue to be the case for all developments, including ones identified as small scale, multi-unit housing (SSMUH).
 - Rationale for extensions should be based on reports already done or identify which reports and plans require updating. Drainage and Sanitary plans were identified by staff as being updated in the near term.
 - On street parking and pedestrian accessibility concerns
 - Pedestrian safety, in areas with narrow roads and no sidewalks, was discussed.
 - Loss of boulevard trees
 - Access for emergency and garbage/recycling vehicles
 - Additional costs to enclose roadside ditches if road widening
 - Potential for upgrades in road class as a result of local and regional growth
 - Staff noted that:
 - Off street parking regulations, parking requirements in accordance to the Subdivision and Development Servicing Bylaw No. 985, and safety considerations will continue to apply when determining off street parking requirements in areas outside of Transit Oriented Areas.
 - Lands within the 400m of prescribed frequent bus stops are exempt from requiring residential off-street parking as per Small-Scale Multi-Unit Housing Site Standards Package D in the Provincial Policy Manual & Site Standards.
 - Sidewalks do have taxation implications due to the need to maintain and replace these amenities. As a result, implementing sidewalks on all roads would have significant capital and taxation costs; staff indicated that this should be taken into consideration when determining whether sidewalks should be installed on roadways that

are not warranted in accordance with current bylaws (for example, rural roadways).

- Development Cost Charges
 - o Staff noted that following amendments to the Official Community Plan, Council should commission updates to the Transportation Master Plan and Development Cost Charges Bylaw to ensure that growth related upgrades are at the cost of the developers.
- It should be noted how much development has occurred.
- Information should be provided in bite-sized increments to assist decision making.

6. BUSINESS ARISING FROM PREVIOUS MINUTES

7. REPORTS

8. CORRESPONDENCE

9. NEW BUSINESS

- Next meeting proposed for April 19, 2024.

10. TERMINATION

MOVED BY: D. Wilson
SECONDED: C. Walker

THAT this meeting now terminate at 5:50 p.m.

CARRIED

CHAIR

RECORDING SECRETARY