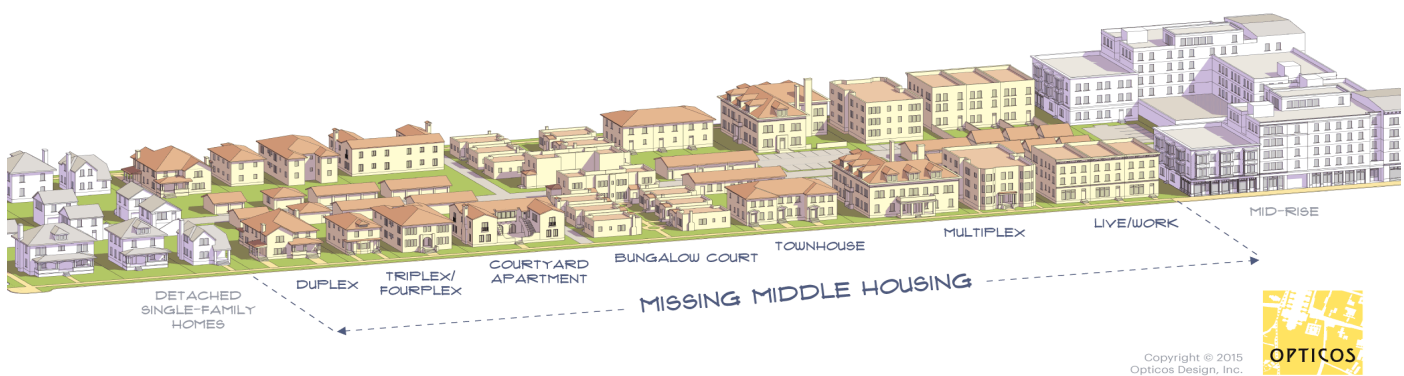
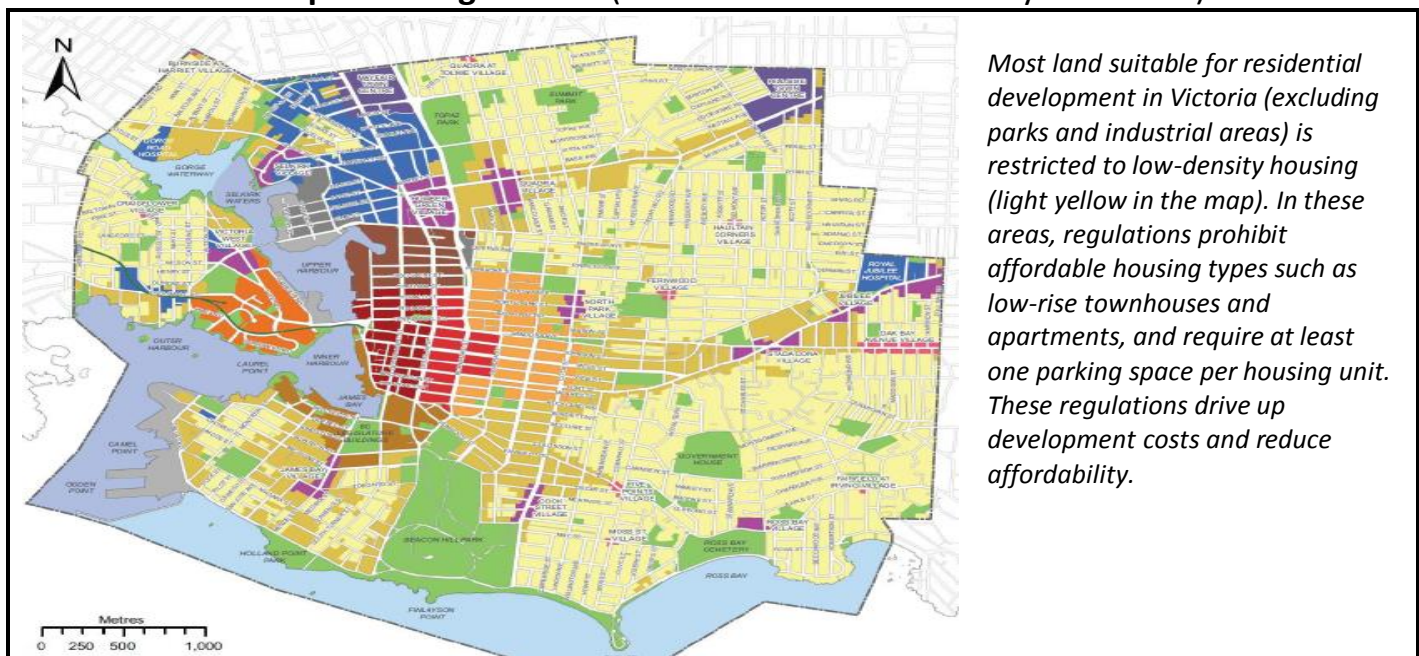


GVAT Housing ART Recommendations

Many current development policies discourage compact infill and increase its costs. GVAT recommends and will advocate for policy reforms to increase both subsidized and market-rate infill housing. The following graphics illustrate a significant part of the problem:



Victoria Development Regulations (Victoria Official Community Plan 2012)





GVAT Housing ART Recommendations

We need more housing. Because we live on a beautiful island with a desirable climate, we will continue to experience high demand. Unmanaged, this could drive out all but the very wealthy from our communities. The combined imperatives of climate stabilization and economic prosperity mean we must densify. GVAT proposes to foster and sustain a new GHIMBY (Good Housing in Our Backyard) Movement in Greater Victoria. To this end, we will advocate with municipal and provincial governments for policies that do the following:

1. **Prioritize choice.** Owners, boarding guests, second suites, purpose built rental, townhouses, row housing, co-ops and co-housing are all viable and each has its place in resolving the crisis. Refuse to support short term holiday style occupancy like that offered by AirBnB. Support a variety of other occupancy models such as students living with seniors, second suites, boarding and rental. Ensure there are real remedies for tenants dealing with landlords who evict without real cause.
2. Help **increase affordable, energy efficient housing that is resilient** in the face of extreme weather and earthquake events, assist with implementing the UN Declaration on the Rights of Indigenous People, and improve mental health. This will include insisting that all housing programs meet the standards necessary to reduce building greenhouse gas emissions and landfill destined waste, and increase resilience to extreme weather events.
3. Prioritize responses to the housing crisis aimed at **meeting the needs of the most vulnerable**, including: at risk youth, indigenous people, vulnerable seniors, young families and those with mental health challenges.
4. **Define “affordability” holistically** to include housing, transportation, and future operating costs, and the benefits of living in a walkable, urban neighborhood with good transit, food security and increased energy efficiency.
5. **Make public lands and land trust properties available for social housing.** Where appropriate, additional lands should be acquired for social housing, and municipalities should partner with churches and other organizations with land available for social housing development.
6. Encourage local governments to **take advantage of the provincial *Rapid Response to Homelessness* program**, which builds modular housing with integrated support services for people who are currently unhoused or at risk of becoming unhoused.
7. **Reform development policies to allow more compact infill.** These could include:
 - Increase allowable densities and heights to reflect OCP density targets.
 - Allow higher densities on corner and larger lots and major transit routes.
 - Reduce or eliminate parking minimums to reduce costs and use space well.
 - Reduce fees and approval requirements for smaller and moderate-priced infill homes.
8. **Improve affordable housing design** with contests and awards.
9. Encourage urban property owners to consolidate smaller parcels and parking lots into larger parcels suitable for **compact, mixed use development.**