

Housing Strategy Annual Review 2019

Victoria Housing Strategy: Phase Two 2019-2022



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FOR MORE INFORMATION

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Introduction & Purpose

Since the adoption of the Victoria Housing Strategy Phase 1 in 2016, Victoria has become a leader in its commitment to housing innovation and improvement. In 2018, Affordable Housing became a key Strategic Objective of Council's Strategic Plan.

Securing affordable and appropriate housing is one of the biggest challenges still facing a substantial number of Victorians today. The Victoria Housing Strategy Phase Two was adopted in 2019 to increase the supply and diversity of affordable and market housing across the continuum, and throughout Victoria to meet the current and future needs of residents.

The Annual Review of the Housing Strategy is a tool to monitor the city's shifting housing context and track progress toward the Strategy's targets and goals. Housing Strategy Annual Reviews will update and replace the long-standing Housing Reports historically compiled by the City with a new format, and an expanded set of indicators.

The local and global housing context shifted in notable ways in 2019. Progress was made toward many key Housing Strategy actions, including several actions that focus on renters as well as increase housing choice and affordability. The City has also recently completed a series of studies and reports that provide a better understanding of current and future housing needs. Data and indicators provided in this report will illustrate this context and the progress being made.

Key Observations & Findings

Building Permits

- ▶ In 2019, building permits for 519 net new homes were issued in Victoria. Downtown, Harris Green, Rockland, Hillside-Quadra and James Bay neighbourhoods accounted for a combined 478 building permits for net new homes, accounting for 92% of the citywide total.
- ▶ Since 2012, building permits issued for new homes per year have ranged from 359 homes in 2014 to 1,381 homes in 2018, with an average of approximately 800 new units issued through building permits per year. Though lower than recent years, the 2019 net gain of 519 homes is close to this average. Building permit records indicate that 81 homes were lost due to demolition or alteration, the majority of which were single-family houses (34 homes), or duplexes and triplexes (13 homes).

Affordability

- ▶ In 2019, the City increased the annual contribution to the Victoria Housing Reserve Fund from \$250,000 to \$1 million. As of December 31, 2019, the City contributed a total of \$1,835,000 for the construction of 138 new affordable homes. One application was awarded \$440,000 to build 40 homes of low- and moderate-income affordable rental homes in Hillside-Quadra neighbourhood, and the other application was awarded \$1,395,000 to build 98 affordable rental homes in James Bay.
- ▶ In total, over 650 net new (almost 850 gross) non-market rental homes were either approved, under review, or constructed in Victoria between November 2018 and throughout 2019.
- ▶ There were just over 200 net new non-market¹ homes approved by Council between November 2018 and throughout 2019. Of these homes, ~40 are affordable to households earning very low incomes, ~70 for low incomes and ~70 for median income earners. Of all these approvals, 21 new homes completed construction by winter 2019/2020. Additionally, as of December 2019 there are over 600 more homes proposed and under review.
- ▶ Average market rental rents have increased by 3.4%, but not by as much as the 7.3% of the previous year. Vacancy rates are still well below healthy rates (3-5%), with rates decreasing for primary rentals from 1.1% to 1.0%, while increasing slightly for secondary market rentals from 0.1% to 0.4% in 2019.
- ▶ The average sale price of all housing types decreased in 2019. Single-family dwellings decreased by 2.1%, condominiums decreased by 2.7%, and townhouses decreased by 6.7%.

¹ **Non-Market:** Refers to housing that is provided by a non-profit organization, charitable society and/or government agency. This housing unit is built and operated using a mix of senior government funding and offers affordable or below-market rents through mixed income projects, in perpetuity. For definitions of housing terms please see Glossary.

Rental Housing

- ▶ Building permits were issued for 249 rental dwelling homes and of those, 183 were purpose-built rental apartment homes, which offer high levels of housing security for its tenants. One purpose-built rental building was demolished in 2019, resulting in a loss of 34 older-stock primary market rental homes, however it is anticipated that this building will be replaced with a net increase in rental homes onsite.
- ▶ According to CMHC, the primary rental market universe in the city of Victoria decreased by 21 homes in 2019, representing a 0.1% decrease, bringing the total rental inventory to 17,161. This does not necessarily represent a decline, because some homes are demolished to make way for more homes in the future, and new units are approved for construction but have yet to be built and occupied.
- ▶ Building permits for 41 secondary suites and 25 garden suites were also issued in 2019, compared to 42 secondary suites and 15 garden suites issued in 2018. According to the Victoria Housing Needs Report 2020, there were approximately 2,245 secondary suite homes in Victoria during the 2016 census (defined as separate apartments or flats in single-detached houses).
- ▶ Compared to 2018, year-to-year average rents in Victoria increased by 3.7% for a bachelor home, 4.6% for a one-bedroom home, 1.8% for a 2-bedroom unit and 0.5% for a 3-bedroom home. Overall, average rent was 3.4% higher for all rental homes in 2019 compared to 2018.

Primary Rental Market vacancy rates in the city of Victoria decreased from 1.1% in 2018 to 1% in 2019. A healthy vacancy rate is anywhere between 3 and 5%. Victoria CMA vacancy rates decreased from 1.2% in 2018, to 1% in 2019. During the same period, the national vacancy rates decreased from 2.4% to 2.2%.

- ▶ CMHC's assessment of the secondary rental market (which only captures stratified condominiums) saw a 7.3% increase in inventory to 3,289 homes in 2019. This increase is up from 3,064 homes in 2018 for a total of 225 net new homes. This growth resulted in an increased vacancy rate for the secondary market as well, from 0.1% in 2018 to 0.4% in 2019. Of the 12,759 condominiums in Victoria, 25.8% of them are assumed to be in the rental market, according to CMHC.

Housing Diversity

- ▶ In 2019, 137 new homes that are suitable for families (2 and 3 bedrooms) were approved, including over 70 homes in apartments secured in legal agreements approved by Council, and over 60 ground-oriented homes issued building permits for duplexes, triplexes, fourplexes, townhouses, and single detached dwellings. This housing is intended to be built in the next few years and is suitable for families.
- ▶ In 2019, a total of 47 new Missing Middle homes were issued building permits, including 15 townhouses, 8 triplexes, 12 duplexes and 12 house conversions. An additional 95 ground-oriented type homes were issued building permits, including 29 single detached homes, and 66 secondary and garden suite homes.

Victoria Housing Strategy

Phase Two Achievements 2019 – 2020

There has been a significant amount of progress made since the adoption of Phase Two in July 2019, with over 30 actions being advanced. Six were completed actions, three new actions were added to the Strategy, and 15 are currently underway. Two initiated actions were put on hold to reprioritize for COVID-19 recovery, and others have become a regular part of ongoing day-to-day operations. The following highlights the key achievements over the past year, in reverse chronological order:



The *Rental Property Standards of Maintenance Bylaw* was adopted on November 19, 2020 to take effect in January 2021.



New House Conversion zoning regulations were adopted on October 22, 2020, expanding opportunities to convert single-family houses to multi-family housing. The regulations also encourage the inclusion of rental, affordable rental, affordable home ownership and heritage designation.



In the fall of 2020, advancements were made to improve communication of the Housing Strategy, its goals, actions, and outcomes, including:

- Creation of new online content: “Information for Tenants”; “Affordable Non-Market Housing” and “Creating and Retaining Victoria’s Rental Housing”
- Publication of a Victoria Housing Strategy Summary Brochure, to improve awareness of Phase Two
- The Housing Strategy Annual Review has replaced the former Housing Report, with an expanded set of indicators to measure and evaluate progress made and impacts of the Housing Strategy Phase Two implementation, and to identify changes in Victoria’s shifting housing context.



Three rental housing workshops have taken place throughout the fall of 2020, as part of a series, focusing on:

- Non-market affordable and below-market rental housing development
- Market rental development and retention
- Renters Advisory Committee feedback on objectives and engagement with renters
- An additional future workshop will complete the series with a diverse group of participants, including tenants, tenant and housing advocates, non-profit housing providers, funders, development industry, landlords, and community representatives.



A new staff position identified in the Housing Strategy to help advance actions that focus on renters, a Tenant Assistance Planner, was approved in the fall 2020, to commence as of January 2021.



The City of Victoria continues to actively contribute land to affordable housing, including purchase of a property on Pandora Avenue in May 2020 for future housing uses. There are currently nearly 400 homes of affordable housing being proposed or approved with City partnership.



In June 2020, an Inclusionary Housing Partnership List was published to encourage partnership between public, non-profit and private residential developers when fulfilling policy expectations for onsite affordable homes in new development, known as ‘inclusionary housing’. The list includes non-profit and governmental agencies who have expressed interest in providing property management services, administering affordable homeownership, and/or leasing or purchasing inclusionary homes.



A Renter Engagement Toolkit was completed in January 2020, to help increase the participation and voice of renters in City engagements, with support from the Renters Advisory Committee.



In September 2019, a review of the Tenant Assistance Policy was undertaken, following one year since its implementation. Policy updates were made to improve outcomes through enhanced compensation and assistance for tenants, alignment with changes to the Residential Tenancy Act, as well as considering recommendations made by the *Provincial Renters Task Force*.



In July 2019, updates to the Victoria Housing Reserve Fund Guidelines were made to ensure consistency with new Housing Affordability Targets, and the Tenant Assistance Policy expectations.



Potential Impacts of COVID-19 on the Housing Sector

In March 2020, COVID-19 was declared a global pandemic, and public health restrictions and precautionary measures have been implemented. The social and economic health of local communities has been and continues to be significantly impacted, however, the full scope of impacts are still emerging and will require ongoing monitoring.

Emerging challenges of the COVID-19 pandemic on the housing sector

Mounting housing insecurity:

- ▶ Households receiving temporary financial and housing supports may struggle to find stable and permanent housing in coming months, particularly renters who were already facing a challenging housing market.
- ▶ Unemployment rates are high: 7.6% in October 2020, for the Victoria Census Metropolitan Area, which is higher than in February at 3.4%.
- ▶ At the end of June 2020, 16% of mortgage holders in Canada had enrolled in mortgage deferrals.

Increasing barriers in accessing emergency shelters and services:

- ▶ Supportive housing operations have had to reduce capacity to meet social distancing requirements, further compounding many issues related to housing instability. As a result, the number of people sleeping outdoors due to homelessness has increased.
- ▶ COVID-19 has highlighted the difficulties communities face without a coordinated access system for homeless groups.

Emerging Opportunities

- ▶ Due to COVID-19, there may be opportunities to acquire available and below-market properties and land for affordable housing (including protecting existing purpose-built rental properties).
- ▶ Decreases in the travel and tourism sectors may have led owners to re-purpose short-term rentals as longer-term homes, potentially leading to an increase in the secondary rental market vacancy rate.
- ▶ Senior governments, in partnership with community service agencies and local governments, are taking action to address homeless camps by finding individuals housing or by sheltering people in private hotels.

The Housing Continuum

Housing is a basic human necessity. Residents of Victoria deserve access to safe, accessible, stable and affordable housing across the city, in all neighbourhoods.

Achieving a Healthy Housing Continuum

For most of us, our housing needs change as we move through different stages and circumstances in our lives. The Victoria Housing Strategy Phase Two includes actions that seek to meet the diverse needs of the city's current and future residents across

the housing continuum. Each type of housing responds to the varying needs of our diverse population. Adequate supply of all housing types along this spectrum is needed for a healthy housing system.



Role of Government

Addressing the housing crisis and making sure there is enough housing, of the right kinds, is a shared responsibility across all levels of government. Although municipalities play an important role in the housing sector, they have the least legal authority and amount of resources to address these challenges.

Housing is a regional issue and cities coordinate with the regional district and neighbouring municipalities, including by setting shared goals and targets to accommodate current and future housing demand.



Housing Targets

Phase Two of the Strategy included Housing Targets, which provided estimates of the minimum number of new homes needed to be created over the next 5 years, to keep up with a growing population and to catch up to address the unmet needs of Victorians today.

Since adoption of the Housing Strategy, the City has commissioned several new studies to better understand current and future housing needs, whose findings warrant an update to these targets.

Given the shifting conditions of the housing market and the lack of consistent data sources, it is challenging to estimate the

number of homes needed to address current shortages, referred to as 'latent demand'. However, analysis indicates that there may be a gap of between 4,500 and 6,300 homes or more in Victoria's market as of 2016.

The City's role is to facilitate and approve housing rather than construct it. However, these targets allow the City to monitor whether the number, form, size, tenure and affordability of new housing will address the needs of current and future Victorians, as well as identify areas of focus and action overtime.

FIGURE 1 Housing Targets, 2019-2025

Housing Type	Income Bracket					Minimum 6-Year Target Totals
	Very Low	Low	Median	Moderate	Above Moderate	
Affordable and Below-Market Rental	700	700	700			2,100
Market Rental				1,900		1,900
Condominium					1,000	1,000
Missing Middle Housing					1,000	1,000
Minimum Total Homes	2,100			1,900	2,000	6,000 (Including 1,600 homes for families)

Housing Gap Analysis, 2019-2025

As illustrated in Figure 1 above, approximately 2,100 affordable non-market homes are needed to 'keep up' and 'catch up' with growing demand over the next six years. This accounts for the pre-existing need for affordable housing in Victoria (i.e. latent demand for non-market housing), as well as predicted growth in demand. Therefore, to both 'keep up' and 'catch up', a total of 700 of each of very low, low, and median-income affordable non-market homes are targeted for creation by 2025.

It is important to note that catching up with latent demand will take time and that the amount of affordable housing needed may change yearly. There are many considerations that could impact the amount of new affordable housing constructed, including the City's ability to support non-profit developers and the capacity of non-profits to initiate new developments or have available land for development. The most important factor in the sustained development of non-market housing is continued senior government investments in 2021 and beyond.



Housing Unit Targets & Gap Analysis Summary:

- ▶ 6,000 total housing units are needed to keep up with projected demand for new housing.
- ▶ 4,000 rental units are targeted to serve moderate incomes and below.
- ▶ 2,100 affordable non-market homes are targeted to serve very low, low and median income households.
- ▶ 1,900 below-market or market rate rental units are targeted to serve moderate income households.
- ▶ 2,000 homes to serve above moderate income earners, including condominiums and missing middle housing.
- ▶ It should be noted that in part due to mounting barriers for entering into homeownership, market rental supply can also serve above moderate income households who either cannot or choose not to enter into homeownership.
- ▶ 1,600 homes that are suitable for families are targeted (2- and 3+-bedrooms) in a mix of housing forms and tenures, averaging 266 units per year.
- ▶ New supply across the housing continuum is needed to decrease the high demand for housing in Victoria. Additional homes created beyond these targets are anticipated and will help to address the current housing shortage.

Goals, Targets & Actions

The targets and actions outlined in the *Housing Strategy Annual Review* are organized by thematic goal from the *Housing Strategy Phase Two*.

All actions are tracked according to their thematic goal throughout the report. Please note that 2019-2022 *Strategic Plan* actions have been identified with the ★ symbol, in the tables below.

 <p>Targets</p>	<p>ON TRACK: Work is progressing, and the target is anticipated to be met in the designated time frame</p> <p>FALLING BEHIND: The work is not progressing fast enough to meet the target</p>
 <p>Actions</p>	<p>FUTURE ACTION: The action has not yet been started</p> <p>UNDERWAY: The action has been initiated and is actively underway</p> <p>ONGOING: The action has been initiated and will continue as part of ongoing operational work</p> <p>COMPLETE: The action has been implemented</p>

Annual Review Data Sources

Many of the targets in this report refer to the number of homes needed to ‘catch up to’ existing needs and ‘keep up to’ future demand. Progress for these housing supply targets is measured in two ways: through the number of building permits issued and through the number of homes that are approved by Council, at affordable or below-market rates, or whose size are suitable for families (2 and 3+ bedrooms).

Homes that will be created or demolished through **BUILDING PERMITS ISSUED**. Prior to commencing work related to any project, a developer or landowner must obtain a building permit, and the City issues these permits for development. This data source provides information on the number, form, tenure and location of homes created or demolished. This data source is limited in that it does not include information regarding affordability or below-market rents, or family sized homes. This data gap is filled by tracking these indicators at the time of Council approval, where affordability, size and tenure are secured through legal agreements.

Homes that are **APPROVED BY COUNCIL** means the number of homes that are approved for potential development in the future, through rezonings, development variance permits, and *Official Community Plan* (OCP) amendments. Approvals are used to track and report on the affordability of new homes, and their suitability for families when 2 or 3+ bedroom units are secured through legal agreement. Approvals may or may not materialize into construction if a landowner abandons the project, especially if it is only at the stage of receiving a rezoning or OCP amendment, but development permit approvals are a stronger indication that the new homes will be built and are a useful way to track affordability. One limitation of tracking Council approvals is that it does not capture all housing development trends in Victoria, as many smaller scale housing forms are able to be built through building permits alone.

HOUSING TARGETS PROGRESS SUMMARY, 2019



GOALS



TARGETS



PROGRESS IN 2019

Goal One: Focus on Renters

1,900 new Market Rental Homes
by 2025, ~300 per year

ON TRACK

249 Building Permits Issued

2,100 new Affordable Non-Market
Homes by 2025, ~350 per year

ON TRACK

Over 200 net new affordable non-market homes were approved by Council between November 2018 and throughout 2019. There are over 600 more homes proposed and under review.

Goal Two: Increase Supply

6,000 total new homes,
~1,000 per year

FALLING BEHIND

519 net Building Permits issued

Goal Three: Housing Choice

1,600 new homes for families,
~250 per year

FALLING BEHIND

137 homes secured through legal agreements during Council approval or Building Permits Issued

1,000 Missing Middle Homes (duplexes, triplexes, fourplexes, conversions, and townhomes), ~150 per year

FALLING BEHIND

47 Building Permits Issued



Goal One

Focus on Victoria's Renters

One of the main goals of the Housing Strategy Phase Two is to improve affordability, stability, and choice for renters in Victoria. More than half of Victoria's households rent (61%) and the housing crisis disproportionately impacts renters. Nearly one in four households in Victoria experience core housing need, and nearly all (86%) of those households rent.

This section reports the indicators that reflect the conditions felt by renters, as well as affordable non-market and market rental housing development in 2019.



THE GOAL

Improve affordability, stability, and choice for renters in Victoria.



TARGETS & PROGRESS MADE

Market Rental Housing Target:

There is an estimated need for 1,900 new market rental homes by 2025. In order to meet six-year targets, the average number of new market rental homes per year would need to meet or come close to 317.

ON TRACK: In 2019, building permits were issued for 249 new market rental homes. Of those rental homes, 183 were purpose-built rental apartments.

In 2018, over 640 market rental homes were issued building permits, exceeding this target for the year. In 2018, rental accounted for more Council approvals than ownership, and most of these rental homes will be built in the coming years. Although the building permits issued in 2019 show that rental tenure homes account for less than in previous years and do not meet the target, it is anticipated that the 6-year targets will still be met. Additionally, one purpose-built rental building was demolished in 2019, resulting in a loss of 34 unit older-stock rental apartment, however these homes are anticipated to be replaced on site with a net increase of 50 new rental homes.

Affordable Rental Housing Target:

An estimated 2,100 units of affordable rental homes are needed by 2025. A minimum of 700 homes are targeted to be affordable for the households with very low, low and median income levels, averaging 117 for each group per year.

Due to the amount of subsidy required to achieve this depth of affordability, this target can only be achieved through continued partnership with non-profit housing providers and funding from senior governments.

ON TRACK: On average, 350 affordable and below-market homes are needed annually. In total, over 650 net new (almost 850 gross) non-market rental homes were either approved, under review, or constructed in Victoria between November 2018 and throughout 2019. The City is on track to meeting its minimum target of 2,100 affordable homes by 2025.

There were just over 200 net new non-market homes approved by Council between November 2018 and throughout 2019. Of these homes, ~40 are affordable to households earning very low incomes, ~70 for low incomes and ~70 for median income earners. Of all these approvals, 21 new homes were completed construction by winter 2019/2020. Additionally, as of December 2019 there are over 600 more homes proposed and under review.

Progress Made Focus on Victoria's Renters



ACTION	SUPPORTING ACTION(S)	STATUS
Market Rental Revitalization Strategy (MaRRS)	Rental Properties Standards of Maintenance Bylaw	COMPLETE
	★ Rental Business Licensing Bylaw	UNDERWAY
	Implement Energy and Seismic Pilot	Commenced, then put on hold due to COVID-19
Secured Rental Project	Secured Market Rental Policy and Early Engagement Workshops	UNDERWAY
	★ Further expedite and simplify development processes for affordable rental housing	
Residential Rental Tenure Zoning	Consult and implement rental-only zoning with incentives	UNDERWAY
Tenant Ambassador Position	★ A new staff position to support tenant and housing programs is approved and in recruitment underway for January 2021 start	Job description complete Recruitment underway
Housing Barriers in New Developments	Consider the use of housing agreements to reduce housing barriers such as age restrictions, pets, and rentals in strata buildings	FUTURE ACTION
Tenant Engagement Toolkit	Toolkit created as a guidance document to increase tenant participation in City engagement	COMPLETE
Short Term Rental Policy Review	Review the Short-Term Rental policy	FUTURE ACTION
New Action: Rent Bank on a pilot basis	Explore the creation of a third party administered Rent Bank on a pilot basis	UNDERWAY

★ 2019-2022 Strategic Plan Action





Market Rental Housing

Victoria has seen an uptick in purpose-built rental development in recent years, following decades of little development of this tenure. Creating new supply, while retaining existing stock are both needed to help to reduce vacancy rates and average rents over the long term. Vacancy rates and average rents continue to show a tight rental market in Victoria.

INDICATOR	2018	2019	CHANGE 2018-2019	SOURCE
Rental Housing Starts (the beginning of construction work on a building)	203	165	↓	CMHC
Rental completions (CMHC Definition, when all or most of the construction work on the unit is done)	430 units	240 units	↓	CMHC
Building permits issued for rental: includes purpose-built rental apartments, secondary suites, garden suites	646 units	249 units	↓	City of Victoria
Building permits issued for purpose-built rental, not including secondary and garden suites	582 units	183 units	↓	City of Victoria
Primary market average rent	\$1,167	\$1,205	↑	CMHC
Primary market rental vacancy rate	1.1%	1%	↓	CMHC
Primary market rental inventory	17,182	17,161	↓	CMHC
Secondary market rental vacancy rate	0.1%	0.4%	↑	CMHC
Secondary market rental inventory	3,064	3,289	↑	CMHC
Purpose-built rental demolitions	6 units	34 units (1 building)	↑	City of Victoria

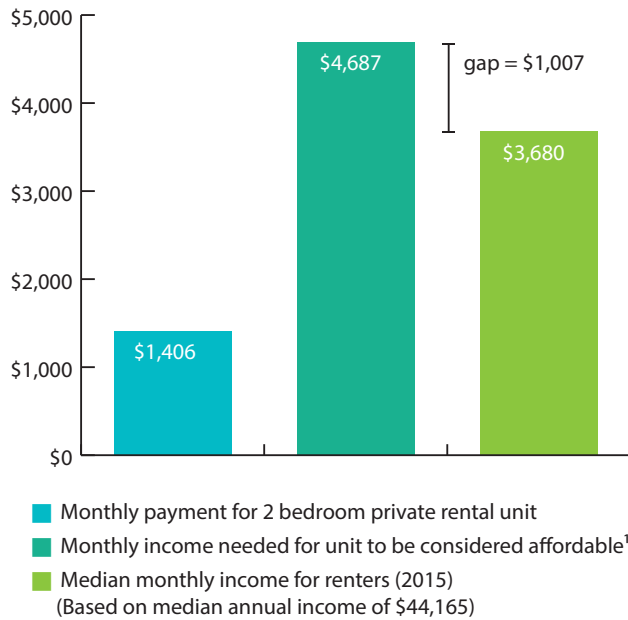
Source: Canadian Mortgage and Housing Corporation: Housing Market Information Portal. <https://www03.cmhc-schl.gc.ca/hmip-pimh/en#Profile/1/1/Canada>

Source: City of Victoria: Building permits and demolition permits issued for each calendar year, and project approvals through rezonings, OCP amendments, and development permits in 2019

The cost to rent a 1-bedroom apartment in Victoria has risen from an average of \$928 per month in 2016 to \$1,132 in 2019 (CMHC Rental Market Survey). The price for rental housing rises at a faster rate than local incomes, making affordable housing out of reach for many residents, especially the majority of single-person and lone-parent households who rent.

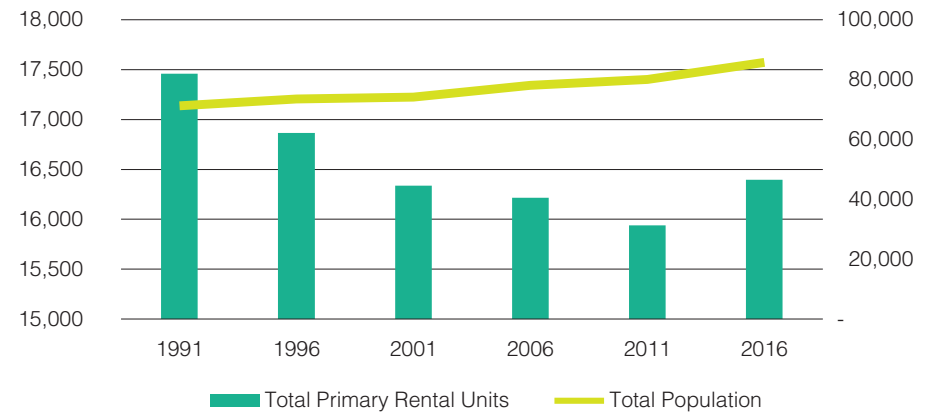
The city of Victoria's population is growing, and it has increased by about 15,000 people since 1991 (Statistics Canada 1991-2016 Census). However, according to CMHC's Rental Market Survey, there were 216 more purpose-built rental units in 1991 than in 2019.

FIGURE 2
Change in Affordability Gaps for Renters



¹ Monthly payment equal to 30% of monthly income

FIGURE 3
City of Victoria's change in population and primary rental housing stock, 1991-2016



Sources: Statistics Canada Census of Population and CMHC Housing Market Information Portal

In Victoria, purpose-built rental apartments typically rent at below-market rates. This is due, in part, to the age of most of Victoria’s older rental apartments, as well as the presence of long-term tenancies, which have restrictions on annual rental rate increases as legislated by the Residential Tenancy Act. Tenants who are paying below-market rates may find it challenging to relocate in Victoria if they are displaced due to renovation or redevelopment.

Although new market rental housing stock is initially priced at current market value, these rental rates decrease over time, becoming more affordable. This is illustrated by Victoria’s stock of existing purpose-built rental built in the 1960’s and 1970’s, which are now an important source of rental housing in the city, serving long term tenancies and generally renting at below-market rates.

Due in part to the limited development of new rental housing stock over the past three decades, the City of Victoria’s vacancy rate has steadily decreased. The City has seen a slight shift in this long-term trend due to the recent growth of new primary rental housing stock. As new stock is added to the market, the vacancy rate increases. But in 2019, there were 240 rental unit completions, 190 fewer completions than in 2018. Between 2018 and 2019, primary rental market vacancy rates in the city of Victoria decreased from 1.1% to 1%. This decrease does not necessarily indicate that the rate of rental market housing completions is in decline, because there are still many primary rental apartments which were under review or had been approved in Victoria in 2019. Over the next 6 years, it is anticipated that these projects will be built and completed, leading to an increase in the primary rental stock.

Source: CMHC Housing Market Information Portal

FIGURE 4
City of Victoria’s Average Market Rents by Building Age

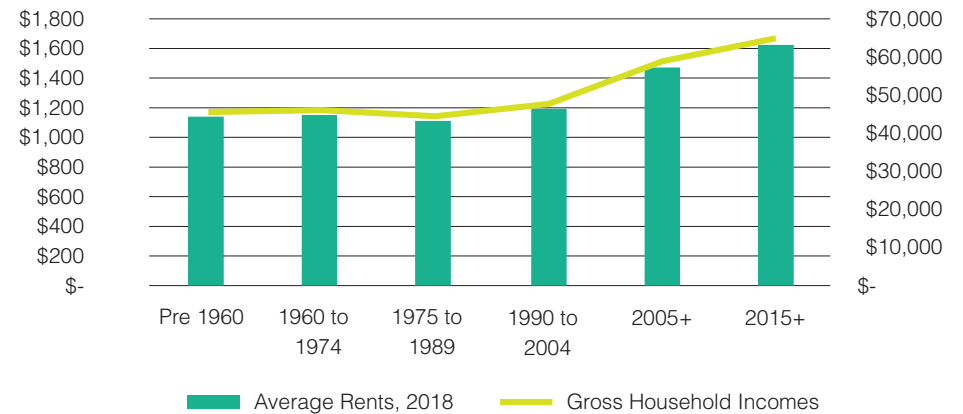
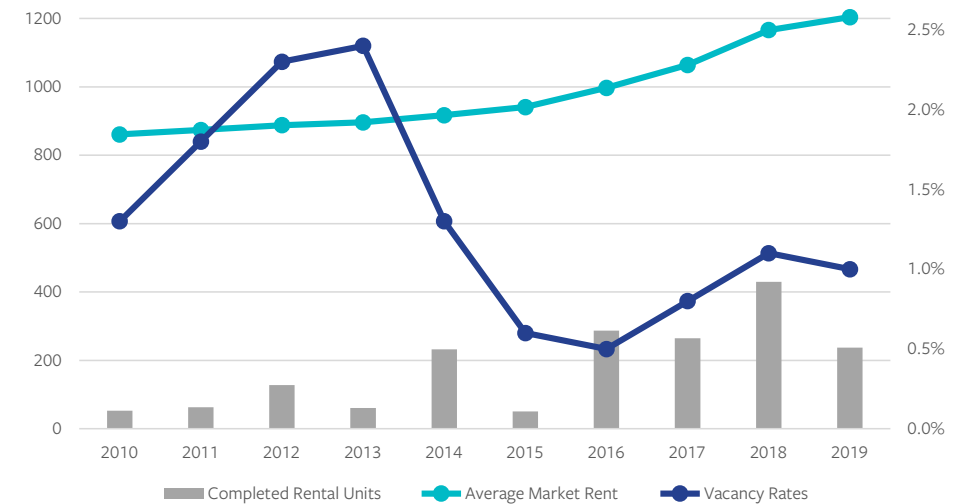


FIGURE 5
Primary Rental: Unit Completions, Average Rent, and Vacancy Rate for the City of Victoria, 2010-2019





Affordable Non-Market Rental Housing

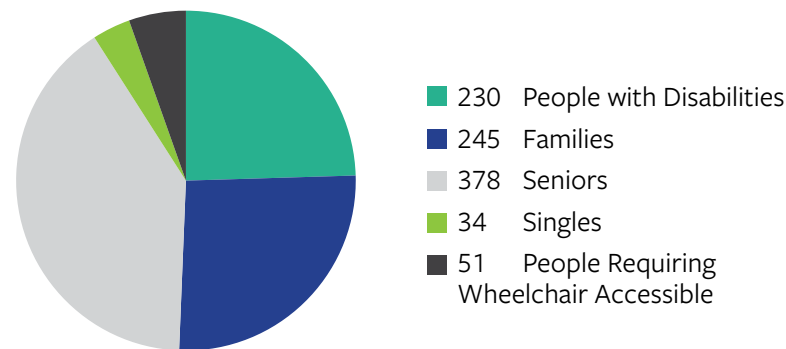
Affordable non-market rental housing includes housing that is owned and operated by non-profit or charitable agencies, and generally receives provincial supports. Non-market housing makes up just over 10% of the city’s housing stock. There were 938 households on the waitlist for non-market housing in Victoria as of March 2020 (BC Housing), showing a significant need for new affordable housing.

Victoria Housing Reserve Fund

The City of Victoria supports affordable non-market developments by providing capital grants through the Victoria Housing Reserve Fund. As of December 31, 2019, there were two approved applications to the fund, for a total of \$1,835,000. One application was awarded

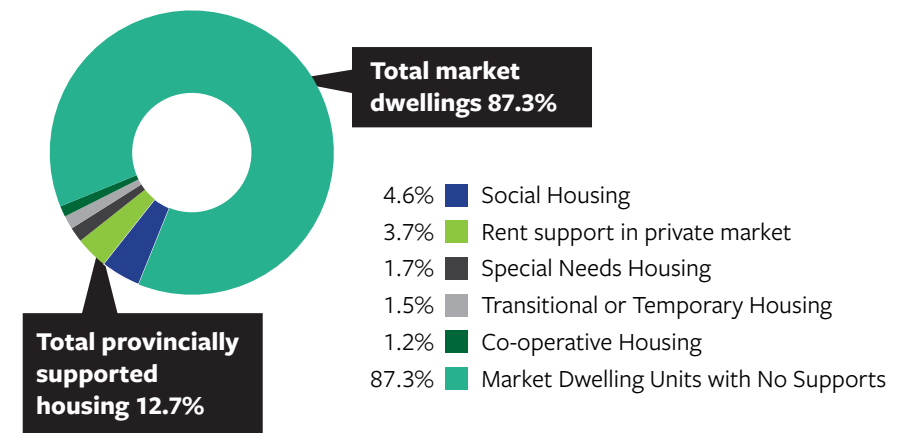
\$440,000 to build 40 homes of low and moderate income affordable rental in Hillside Quadra, and the other application was awarded \$1,395,000 to build 98 affordable rental homes in James Bay.

FIGURE 6
Households on BC Housing Waitlist for Non-market Housing in Victoria, March 2020



Source: BC Housing

FIGURE 7
Provincially Supported Housing in Victoria, 2019



Source: Housing Needs Report, BC Housing

Snapshot of Affordable Non-Market Rental Housing Development Activity in Victoria, 2019

Below is a snapshot of the net new affordable non-market developments in the city, including those proposed and under review, approved, and under construction in 2019.

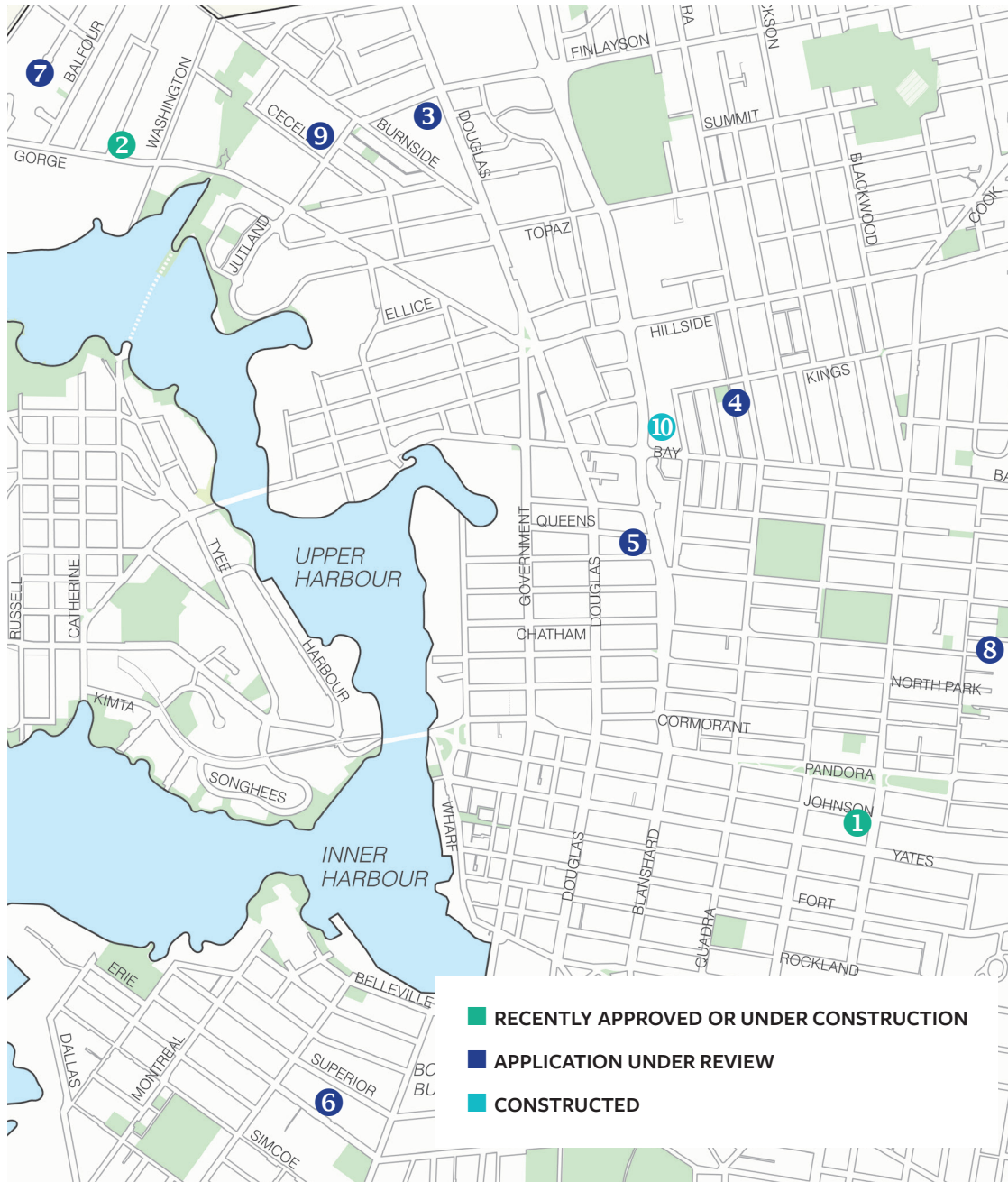
In total, over 650 net new (almost 850 gross) non-market rental homes were either approved, under review, or constructed in Victoria between November 2018 and throughout 2019. The City is on track to meeting its minimum target of 2,100 affordable homes by 2025.

There were just over 200 net new non-market homes approved by Council between November 2018 and throughout 2019. Of these homes, ~40 are affordable to households earning very low incomes, ~70 for low incomes and ~70 for median income earners. Of all these approvals, 21 new homes were completed construction by winter 2019/2020. Additionally, as of December 2019 there are over 600 more homes proposed and under review.

Targets for non-market development will likely be met by 2025 if there is continual funding from senior levels of government, and continued support from the City of Victoria with development applications, grants, and incentives.



Total Affordable Non-Market Homes Approved and Under Review in 2019 (net new)



- 1** **~130 UNITS**
1025 Johnson
 Pacifica Housing Advisory Association
 Affordable for seniors and families
- 2** **~51 UNITS**
CEDAR GROVE 210 Gorge Road East
 Victoria Cool Aid Society
 Affordable and below market
- 3** **~102 UNITS**
CROSTOWN 3020 Douglas
 Victoria Cool Aid Housing Society
 Affordable and below market homes, for families, seniors and singles
- 4** **~21 UNITS**
FOREST HEIGHTS 2558 Quadra Street
 Greater Victoria Housing Society
 Affordable
- 5** **~28 UNITS**
736 Princess
 John Howard Society
 Affordable to very low income households, with supports
- 6** **~44 UNITS**
MICHIGAN SQUARE 330-336 Michigan
 Capital Region Housing Corporation
 Affordable and for families
- 7** **~58 UNITS**
11 Chown Place
 Gorge View Society
 Affordable for seniors and families
- 8** **~136 UNITS**
CALEDONIA 1211 Gladstone
 Capital Region Housing Corporation
 Affordable, below market, and for families
- 9** **~88 UNITS**
3130 Jutland Road & 496-498 Cecelia Road
 Pacifica Housing Advisory Association
- 10** **~21 UNITS**
EVERGREEN TERRACE 2501 Blanshard
 Aboriginal Coalition to End Homelessness
 Modular supportive housing for Indigenous women

Homelessness

In March 2020, there were 1,523 individuals experiencing homelessness in Greater Victoria, compared to 1,525 individuals in March 2018 (Everyone Counts, 2020 Greater Victoria Point-in-Time Count). There were 1,549 unique individuals using Greater Victoria emergency shelters during the 2018-2019 period (Victoria Cool Aid Society).

On the night of March 11, 2020, the following people were found across transitional housing, temporary shelters, couches, vehicles and outdoors.

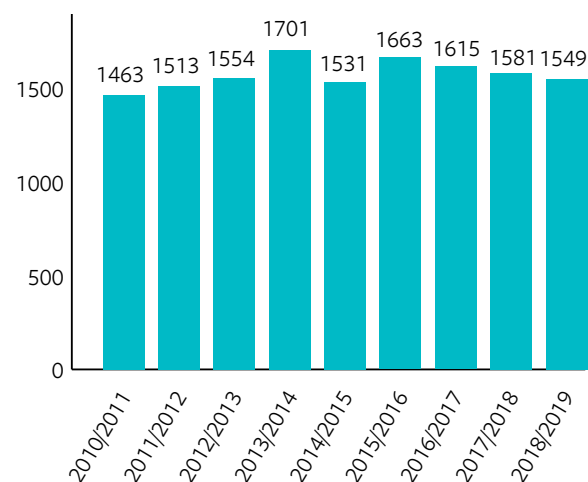
Unsheltered and sleeping outdoors	270
Staying in an Emergency Shelter	350
Living in Provisional Accommodations	888
Unsure or unknown location of sleeping location	15

While a comprehensive Point in Time (PiT) Count offers important information about a community, the count cannot provide an exact number of people experiencing homelessness and is often an underestimation of the real numbers, as homelessness is a fluid rather than static experience.

Impacts of COVID-19 on people experiencing homelessness

As a result of COVID-19, individuals struggling with homelessness have been facing increasing barriers in accessing emergency shelters and social services. Supportive housing operations have had to reduce capacity to meet social distancing requirements, further compounding many issues related to housing instability. As a result, the number of visible homeless and tent cities has increased. COVID-19 has highlighted the difficulties communities face without a coordinated access system for homeless groups.

FIGURE 8
Number of Unique Individuals Using Greater Victoria Emergency Shelters



Source: Victoria Cool Aid Society





Goal Two

Increase Supply

Supply and demand are both part of the equation in a high-pressure housing market. Municipalities like the City of Victoria, have a multitude of tools at hand to encourage new housing to ‘keep up’ with new demand and help to ‘catch up’ to existing unmet housing needs across the continuum.



THE GOAL

Encourage new housing supply for all Victoria residents.



TARGET

By 2025, 6,000 new homes will be needed, which averages to just over 1,000 homes annually.

PROGRESS MADE

FALLING BEHIND: In 2019, building permits for 519 net new dwelling units were issued in the City of Victoria, which is under the 1,000 home per year target for new homes. Although, a diverse range of housing in terms of tenure distribution, affordability and built form has been approved or issued building permits, it is generally not enough to keep up with projected demand and catch up with latent demand for housing. Over the coming years, a careful supply of more housing will need to be approved to catch up with latent demand and keep up with projected demands.

Providing housing supply across the continuum will be key in meeting these targets. By 2025 it is estimated that there will be a need for approximately 1000 new condominium apartments, or 167 per year on average. In 2019, 322 building permits for condominium homes were issued, exceeding the target by almost double. Other housing tenures and types including non-market rental, purpose-built rental, and ground-oriented housing need to see the same or higher levels of supply to help support residents across the housing continuum.

Progress Made Increase Supply Actions



ACTION	SUPPORTING ACTION(S)	STATUS
Pre-zoning Opportunities	Consider pre-zoning areas with incentives to encourage purpose-built rental and affordable housing, and in low density zones, as part of Missing Middle Housing	UNDERWAY
City-owned Sites for Affordable Housing	★ Use of city-owned properties or acquiring new land for affordable housing	ONGOING
Secondary Suite Policy	Expand opportunities for new or legalization of existing secondary suites	FUTURE ACTION
House Conversion Eligibility	★ Update regulations to encourage more house conversions and consider affordability in house conversions Citywide	COMPLETE
Affordable Housing in Local Area Planning	★ Identify opportunities for affordable housing in all local area plans	UNDERWAY
Faith-based, charitable, and non-profit housing developers	Support charitable, faith based and non-profit organizations to develop affordable housing	FUTURE ACTION
Rental Suite Grant Program	★ Develop a Secondary and Garden Suite grant program to increase overall supply of suites and accessible secondary suites	FUTURE ACTION
<i>New Action:</i> Rapid development of affordable housing	Advance and support the rapid supply of affordable and supportive housing with government partners and non-profit housing providers	ONGOING

★ 2019-2022 Strategic Plan Action

Diversity of Tenure in New Supply

Since 2012, building permits issued for new dwelling units per year have ranged from 359 units in 2014 to 1,381 units in 2018, with an average of approximately 800 new units issued through building permits per year. The gain in 2019 of 600 new units through building permits is close to this average and keeping pace.

New rental apartments, strata condominiums and a diversity of ground-oriented housing options are all important to achieving a healthy housing system. In recent years, a good mix of both rental and strata apartments has been achieved. In 2013 and 2015, the City issued more building permits for rental homes than strata ownership, a trend that had a positive impact on the supply of rental units and correlated with a slight increase in the vacancy rate. In 2019, building permits were issued for 13 percent more strata homes than rental homes, continuing a positive mix of tenure distribution in new supply. Downtown, Harris Green, Rockland, Hillside-Quadra and James Bay neighbourhoods accounted for a combined 478 building permits for net new dwelling units, 92 percent of the citywide total.

1 Rental: includes purpose-built rental apartments, secondary suites, garden suites
 2 Strata Ownership: includes strata duplexes, triplexes and fourplexes; strata townhouses; strata units in apartment, mixed used and other multi-unit buildings
 3 Fee Simple Ownership: includes single family dwellings and non-strata attached houses

FIGURE 9
New Housing Units by Tenure, City of Victoria

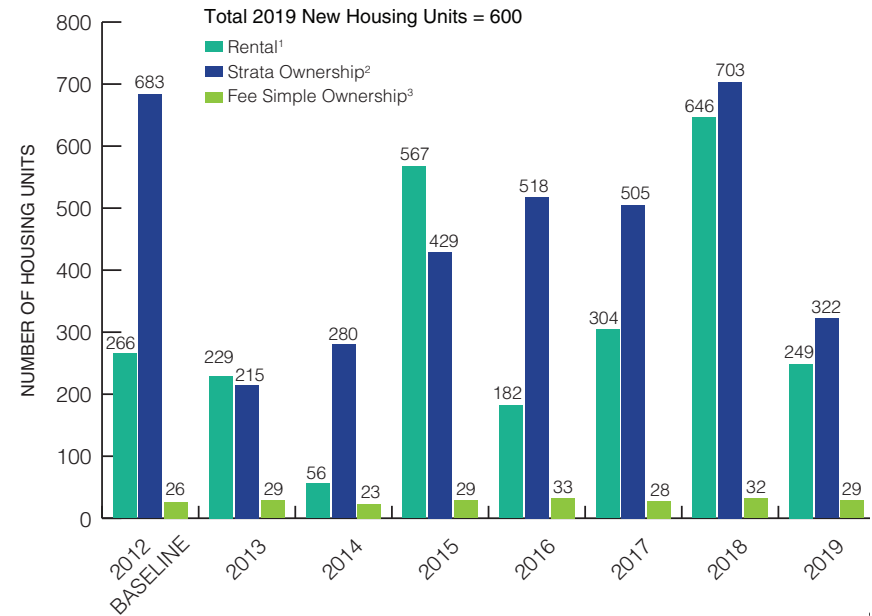
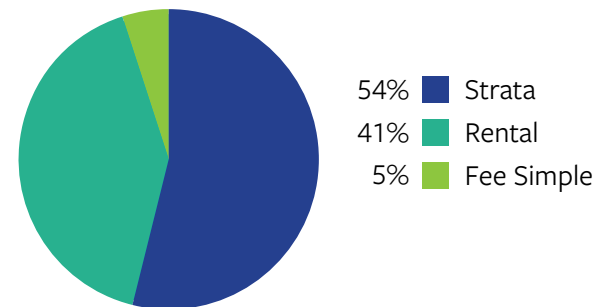


FIGURE 10
New Housing Units by Tenure, City of Victoria, 2019

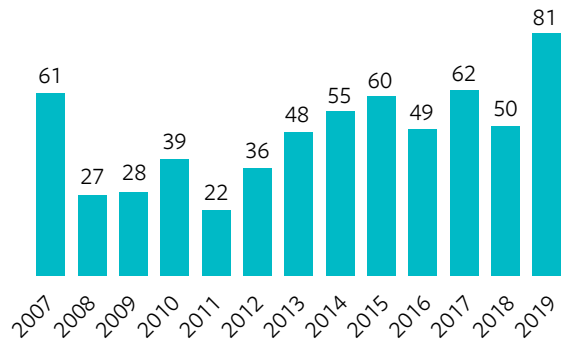


Source: City of Victoria

Demolitions & Net New Homes

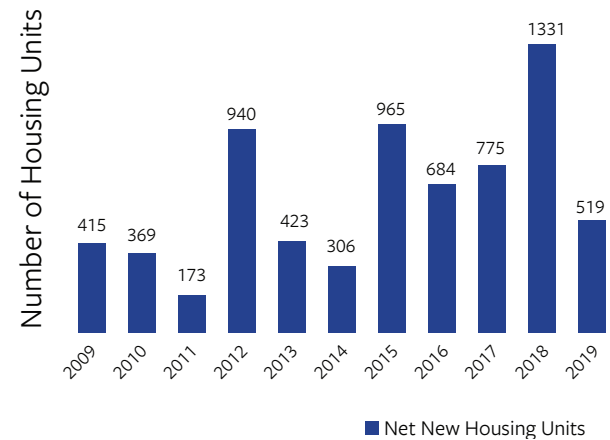
Building permit records indicate that 81 units were lost due to demolition or alteration in 2019, resulting in 519 net new homes. Many demolitions were for ownership tenures, including single-family dwellings (34 units) or duplexes and triplexes (13 units).

FIGURE 11
Dwelling Units Lost, City of Victoria, 2007-2019



Source: City of Victoria

FIGURE 12
Net New Housing Units in the City of Victoria

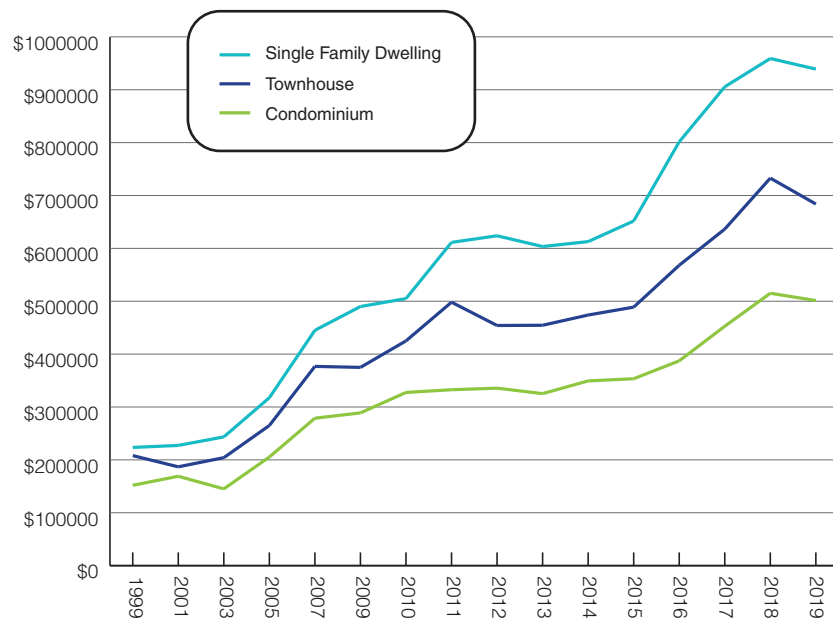


Source: City of Victoria

Housing Prices

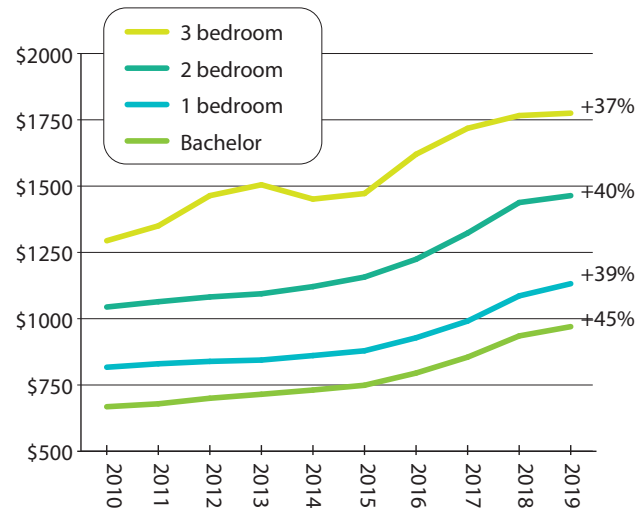
Average sale prices decreased slightly between 2018 to 2019 while average rental rates in the primary stock continue to rise (though at a slower pace than seen between 2017 and 2018).

FIGURE 13
Average Housing Sale Prices - Victoria 1999-2019



Source: Victoria Real Estate Board Multiple Listing Service

FIGURE 14
Primary Market Rental Apartment Rents by Bedroom Size - Victoria 2010-2019



Source: CMHC, annual Rental Market Report



Goal Three

Housing Choice

A mix of housing types enables residents of diverse ages, incomes, household types, and lifestyles to live in the city. Diverse housing options also provides more opportunities to live near a broader range of services, amenities, and mobility options, including transit and cycling routes. Housing choice and diversity in all neighbourhoods means residents can stay connected to their communities as they move through life's stages and their housing needs change – from young students or workers, to families, through to retirement and aging well. Research shows that cities with more diversity in housing choices are more stable and are better equipped to manage housing crises.

This section reports out on indicators relating to housing choice and diversity across the housing continuum.



THE GOAL

Encourage a range of housing options to meet the diverse needs of Victoria residents.



TARGETS & PROGRESS MADE

Family Housing Target:

By 2025, at least 1,600 family-sized homes with 2- and 3-bedrooms are projected to be needed (averaging 266 homes per year); the homes should include a mix of rental and ownership, as well as apartments and ground-oriented forms.

FALLING BEHIND: 137 family-sized homes were approved in 2019, including both building permits issued and Council approvals for 2- and 3+ bedroom units secured through a housing agreement. The City is currently falling behind from meeting family-sized housing targets of 266 homes per year, although still on track to meet the long-term target. In 2019, Victoria approved approximately 70 family-sized homes in apartments (56 2-bedroom and 18 3-bedroom, secured through housing agreements), and 64 building permits in total were issued for 2+ bedroom forms and ground-oriented forms, including duplex, triplex, fourplex, townhouse and single-detached homes. It is anticipated that the rates of new family-sized units increase over time with the adoption and implementation of a Family Housing Strategy.

Missing Middle Housing Target:

In order provide more housing choice to residents, new housing should include a higher proportion and more diverse missing middle housing, like townhouses and duplexes as well as houseplexes and house conversions, rather than single-detached homes. At least 1,000 new missing middle homes are needed to meet demand, averaging 167 homes per year.

FALLING BEHIND In 2019, a total of 47 missing middle homes were issued building permits, including 15 townhouses, 8 triplexes, 12 duplexes, and 12 house conversions. It is also anticipated that the rates of new missing middle housing increases over time with the adoption and implementation of the Missing Middle Housing Strategy.

Additionally, there were 95 other ground-oriented forms including 29 single detached homes, and 66 secondary or garden suites issued building permits in 2019.

Progress Made Housing Choice Actions



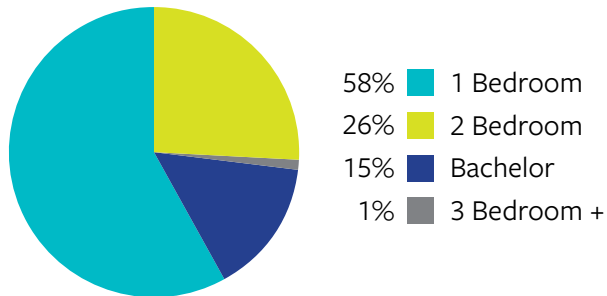
ACTION	SUPPORTING ACTION(S)	STATUS
Develop a Family Housing Policy	★ Encourage or mandate family units	Commenced, then put on hold due to COVID-19
Inclusive Housing	Explore ways to ensure the City's housing policies are inclusive of diverse identities	UNDERWAY
Tiny Homes	★ Permit tiny homes that are safe and liveable	FUTURE ACTION
Missing Middle Housing	★ Expand opportunities for more diverse ground-oriented housing	UNDERWAY as part of Missing Middle Project
Missing Middle Zoning Amendments	Update zoning regulations to expand permissions to building ground-oriented housing	FUTURE ACTION
Co-op, Co-housing, and Land Trusts	★ Evaluate the city's role in the development and support of these types of housing	FUTURE ACTION
Garden Suite Policy Amendments	★ Review and Improve the Garden Suite Policy and Guidelines	FUTURE ACTION
Indigenous Housing Working Group	Create a working group to consider the needs and voices of indigenous citizens	FUTURE ACTION
Barrier-free Housing & Universal Design	★ Encourage barrier-free housing and universal design in new developments	FUTURE ACTION
<i>New Action:</i> Encourage the creation of housing for artists	Align with the Create Victoria Masterplan and consider opportunities to support the creation of affordable housing for artists	FUTURE ACTION

★ 2019-2022 Strategic Plan Action

Family-friendly Housing

Currently, 73% of all primary rental market dwellings are bachelor or one-bedroom units, and only 1% of rental housing units have 3 or more bedrooms (see pie chart below). The trend toward few bedrooms suggests that most renters who need housing with multiple bedrooms look to the secondary market (renting houses, suites, townhouses or condos from individual owners).

FIGURE 14
Primary Rental Market Universe By Bedroom Size, City of Victoria, 2019



(Source: CMHC Housing Information Portal)



Missing Middle Housing

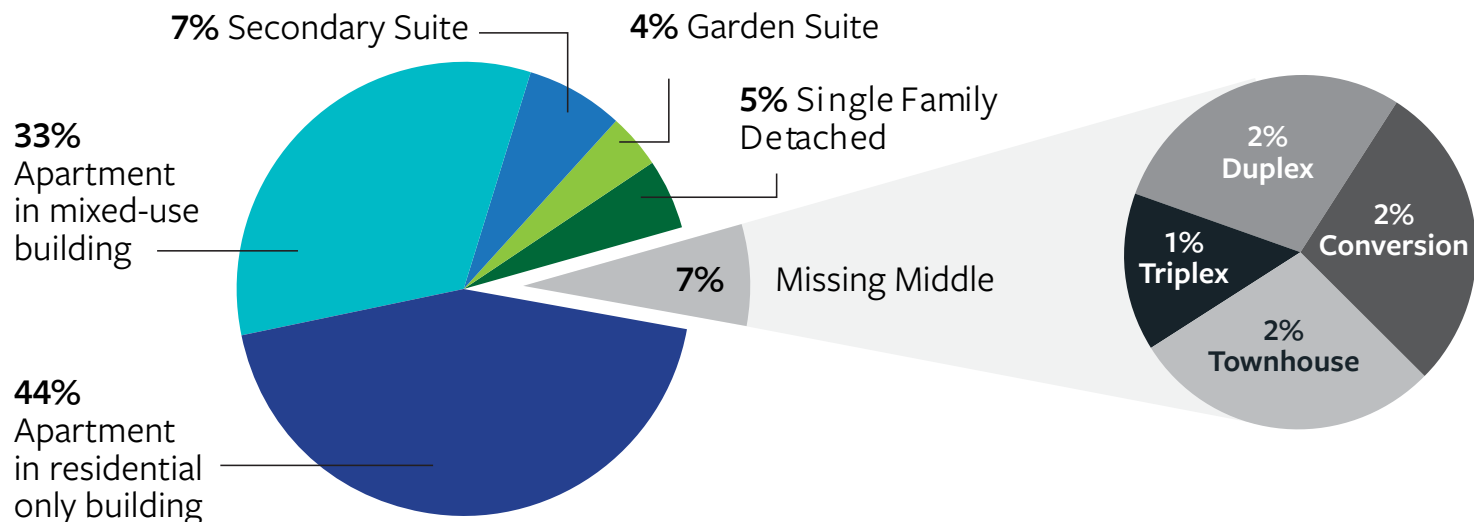
Improving housing choice and accessibility is aligned with the Victoria’s Official Community Plan (OCP), which envisions a variety of ground-oriented housing forms. The Missing Middle Housing initiative forms part of the City’s response to this goal. The initiative is intended to make it easier to build townhouses, duplexes, triplexes, and houseplexes - which help diversify housing choices in between an apartment or a single-family home. Many communities have experienced an absence of these housing forms which is why they are referred to as ‘missing’.

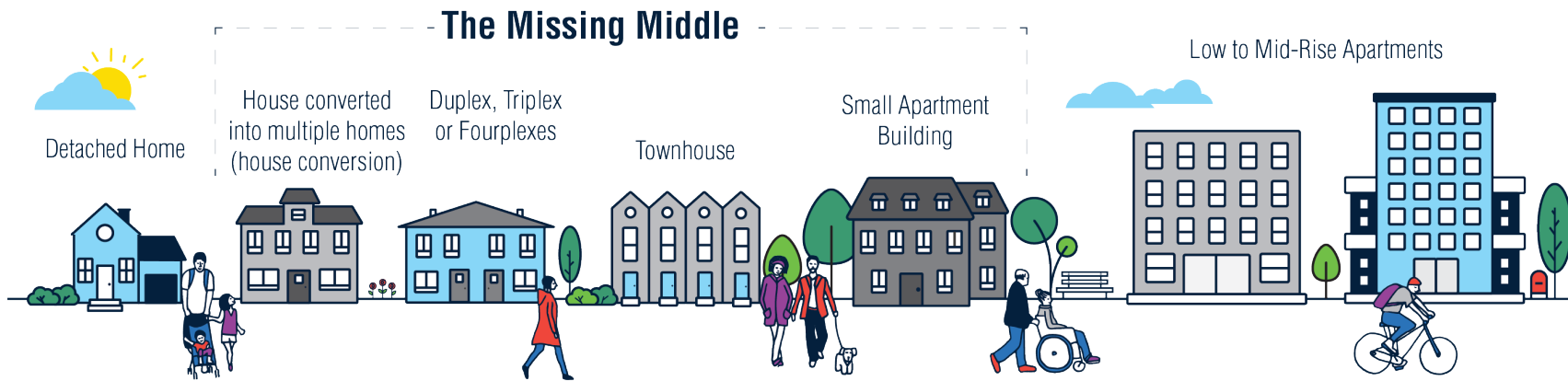
Missing middle housing is important to building a diverse, healthy and resilient community. Not everyone’s lifestyles or preferences are suited for living in apartments, nor can everyone afford a single-family home. Young families, couples and empty nesters

want to continue to stay in Victoria, but struggle to find housing that fits their needs and their incomes. Many Victorians want housing with a front door to the street, access to green space, and more bedrooms than most apartment buildings. In 2019, the City of Victoria issued building permits for 47 new ‘missing middle’ homes in the form of house conversions (12 units), duplexes (12 units), triplexes (8 units), and townhouses (15 units).

Although the proportion of missing middle housing in new development has been increasing, it continues to represent a small proportion overall. The City is undertaking a Missing Middle project that will consider implementing the OCP through zoning regulation updates, in hopes to further encourage this type of infill housing throughout the city.

FIGURE 15
New Units
by Type,
City of
Victoria,
2019

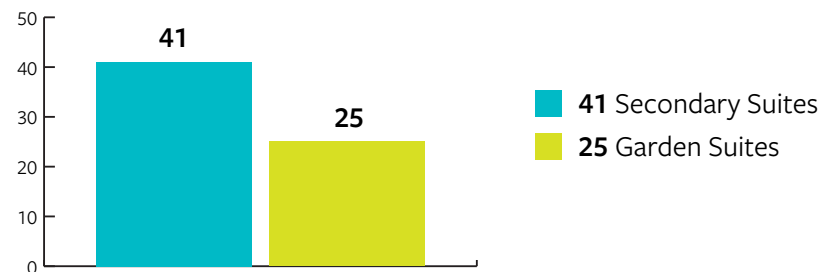




Secondary and Garden Suites

Secondary suites and garden suites are another important piece of the puzzle for improving housing choice and diversity. These types of dwellings provide housing with a front door to easily access the street, access to green space, and often provide types of units in the secondary rental market that are not available in the primary rental market. Secondary suites sometimes help to support households enter homeownership for the first time by providing a mortgage helper.

FIGURE 16
New Secondary and Garden Suites, City of Victoria, 2019





Goal Four Track and Improve

Track our progress and improve our housing policies and programs to optimize impact. There are no housing unit targets associated with these actions.



PROGRESS MADE ON ACTIONS

ACTION	SUPPORTING ACTION(S)	STATUS
Data and Reporting Improvements	Prioritize the development of data collection processes	UNDERWAY
Affordable Housing Development	★ Track and measure the creation of affordable housing units, reporting quarterly on progress	ONGOING
Housing Policy Working Group	Create a working group of housing stakeholders to review progress on Housing Strategy	FUTURE ACTION
Zoning Regulation Bylaw	Consider amendments to Zoning Regulation Bylaw to modernize and streamline	UNDERWAY
Rental Replacement Policy	Review and Update Rental Replacement Policy	UNDERWAY
Victoria Housing Reserve Fund	Update Victoria Housing Reserve Fund	UNDERWAY
New Webpages	New websites created: "Affordable Non-Market Housing development hub", "Creating and Preserving Rental Housing", and "Information for Tenants"	COMPLETE
Cross-Government Policy Alignment and Advocacy	Strengthen the City's housing policy alignment	ONGOING
Housing Funding	Review, optimize and streamline City's total spending on housing and homelessness	FUTURE ACTION
Fee Waivers, Reductions, and Tax Exemptions	Revisit incentives for affordable housing developments	FUTURE ACTION
Inclusionary Housing & Community Amenity Policy Review	Annual monitoring of policy's fixed rates and targets	DELAYED due to COVID-19
Climate Leadership Plan Alignment	Integrate and align the City's housing policy with the City's Climate Leadership Plan	ONGOING & UNDERWAY
Transportation Considerations	Align housing policies with GoVictoria	ONGOING & UNDERWAY



Goal Five New Ideas

Try bold ideas to achieve new results. There are no housing unit targets associated with these actions.



PROGRESS MADE ON ACTIONS

ACTION	SUPPORTING ACTION(S)	STATUS
Housing Champions	A team to promote informed awareness and acceptance of affordable housing projects	FUTURE ACTION
Small Scale Housing Ambassador Position	★ Create a small-scale housing ambassador position to guide homeowners to build suites	COMPLETE Considered by Council and deemed redundant
Intergenerational Housing	★ Improve access to housing and social inclusion across generations	FUTURE ACTION
Modular Housing on City Land	Consider city-owned sites for modular housing and streamline development process	ONGOING
Housing Talk Series	Launch a free educational series on housing issues and solutions	FUTURE ACTION
External Funding for Housing Initiatives	Explore opportunities and grants to fund City and community housing initiatives	ONGOING
Garden Suite Design Competition	Launch a garden suite design competition	FUTURE ACTION
Municipal Housing Authority	★ Explore value of a “Victoria Housing Corporation” for City-owned and operated affordable housing	FUTURE ACTION

★ 2019-2022 Strategic Plan Action

Glossary of Terms

Affordable (Non-Market) Rental: Refers to housing that is provided by a non-profit organization, charitable society and/or government agency. This housing is built and operated using a mix of senior government funding and offers affordable or below-market rents through mixed income projects, in perpetuity.

Affordable Housing: Victoria's definition is housing where the price does not exceed 30% of the gross annual household income for very-low income to moderate income households.

Below-market rental housing: Refers to housing with rents lower than average rates in private-market rental housing.

Core Housing Need: A household whose dwelling is considered unsuitable, inadequate, or unaffordable, and whose income levels are such that they could not afford alternative suitable and adequate housing in their community.

Housing Agreement: Refers to an agreement between the local government and a landowner to address affordable housing and special needs housing. It cannot vary the use or density defined in the zoning bylaw, however it can address matters such as the form of tenure of the housing units, rents and leases, sale or share prices, and administration and management of the housing units.

Market Rental: Refers to housing that is provided by a private, for-profit landlord or Real Estate Investment Trust. This housing is built and operated by a company or property owner that offers rent at an amount that is generally similar to the rent of other units in the private (non-subsidized) housing market.

Missing Middle Housing: Refers to homes that are somewhere between a higher-density apartment or a single-family home, often missing from residential communities. Townhouses, duplexes, triplexes, and houseplexes are common forms of missing middle housing, although secondary suites, garden suites, house conversions and smaller apartment buildings can also be considered part of the missing middle.

Primary Market Rental: Refers to purpose-built rental apartment buildings (i.e. 4 units or more) designed and built expressly as long-term rental housing and are rented at market rates.

Rent Supplement: Refers to government-funded payments that bridge the gap between what an individual or family can afford to pay and the actual cost of housing.

Residential Rental Tenure Zoning: The new legislative authority to limit housing tenure to rental in multi-family residential zones.

Residential Tenancy Act: Refers to BC's law setting out protections for tenants and landlords. It applies to rental apartments and rented houses, including secondary suites. It also applies to rentals in many other types of housing, such as rented strata units.

Secondary Market Rental Housing: Refers to units built for ownership, which are then rented for an undetermined amount of time and managed directly or through a property management firm (e.g. secondary suites and rented condominium or strata apartment units).

Strata Apartment: A strata (condominium) development can be buildings or land, divided into separate units, called strata lots. This allows for individual ownership of a strata lot. When renting in stratas, tenants and landlords must follow the Strata Property Act and regulations and the strata's bylaws and rules.

Vacancy Rate - Primary Rental Markets: This indicator measures the average annual vacancy rate for purpose-built rental housing buildings with three or more units. It does not include the secondary rental market (secondary suites, private condominiums, or other private housing that is rented)

APPENDIX A

Housing Report 2019

Introduction

In 2019, the Housing Report was expanded to include an additional report out on the housing targets and indicators related to the Housing Strategy Phase 2 Annual Review, included in the report above. Despite this, the data collection process has been maintained here from previous years to allow for comparison and continuity over time.

The Housing Report 2019 is a compilation of housing data for the City of Victoria. The data comes from monthly reports of building permit issuance and is supplemented by data from the Victoria Real Estate Board and Canada Mortgage and Housing Corporation (CMHC). Where possible, the data is broken down by neighbourhood and/or accompanied by previous years data for comparison.

Dwelling Units Approved through Building Permits Issued

(SOURCE: CITY OF VICTORIA)

Dwelling Units Approved by Neighbourhood (2019)							
Neighbourhood	New Construction (excluding secondary/ garden suites)	Conversions (excluding secondary/garden suites)	Secondary Suites	Garden Suites	Total	Dwelling Units lost	Net New Dwelling Units
Burnside	1	0	1	0	2	-6	-4
Downtown	88	2	0	0	90	0	90
Fairfield	10	0	8	4	22	-42	-20
Fernwood	4	2	4	2	12	-3	9
Gonzales	7	0	7	3	17	-13	4
Harris Green	113	0	0	0	113	0	113
Hillside-Quadra	66	0	5	2	73	-4	69
James Bay	117	3	3	1	124	-3	121
Jubilee	2	0	4	3	9	0	9
North Park	0	0	1	0	1	0	1
Oaklands	31	4	6	6	47	-1	46
Rockland	83	0	1	2	86	-1	85
Victoria West	0	1	1	2	4	-8	-4
Total	522	12	41	25	600	-81	519

Dwelling Units Approved through Building Permits Issued

(SOURCE: CITY OF VICTORIA)

Dwelling Units Approved by Year														
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Annual Average 2007 -2019
New Construction	844	116	161	274	142	820	278	182	927*	661	791	1317	522	541
Conversions	263	14	238	85	21	113	156	145	58	24	8	7	12	88
Secondary/Garden Suites	25	31	44	49	32	43	37	34	40	48	54	57	66	43
Dwelling Units lost	-61	-27	-28	-39	-22	-36	-48	-55	-60	-49*	-62	-50	-81	-48
Total	1071	134	415	369	173	940	423	306	965*	684*	791	1331	519	625

*Please note that 2015 and 2016 numbers have been reconciled in 2021 due to minor errors in previous reports.

Secondary/Garden Suites Approved through Building Permits Issued

(SOURCE: CITY OF VICTORIA)

Secondary/Garden Suites Approved by Year

Neighbourhood	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Annual Average 2006–2019
Burnside	0	0	1	0	2	0	1	2	1	0	1	0	0	1	1
Downtown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fairfield	1	3	5	8	12	2	9	5	5	11	9	8	12	12	7
Fernwood	1	4	3	3	8	6	5	3	3	6	6	7	8	6	5
Gonzales	4	8	6	10	7	7	6	8	10	5	5	5	10	10	7
Harris Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hillside Quadra	1	1	4	3	5	3	6	4	4	3	4	3	9	7	4
James Bay	0	3	3	4	3	4	2	3	2	1	4	6	1	4	3
Jubilee	1	2	1	0	2	1	3	1	4	4	4	8	0	7	3
North Park	0	0	0	0	0	2	1	0	2	0	1	0	1	1	1
Oaklands	0	0	5	10	5	6	8	5	1	4	8	11	12	12	6
Rockland	0	1	0	1	3	0	2	5	1	2	2	4	2	3	2
Victoria West	1	3	3	5	2	1	2	1	1	4	4	2	2	3	2
Total	9	25	31	44	49	32	45	37	34	40	48	54	57	66	41

Note: In 2007 the City amended its zoning regulations to enable easier installation of secondary suites in existing homes. The program was piloted in the Gonzales neighbourhood starting in 2005.

Purpose-Built Rental Units Approved through Building Permits Issued

(SOURCE: CITY OF VICTORIA)

Purpose-Built Rental Units Approved by Neighbourhood (2019)

Neighbourhood	Purpose-built rental
Burnside	0
Downtown	2
Fairfield	0
Fernwood	2
Gonzales	0
Harris Green	113
Hillside Quadra	55
James Bay	0
Jubilee	0
North Park	0
Oaklands	11
Rockland	0
Victoria West	0
Total	183

Note: Purpose-Built Rental Units do not include secondary or garden suites.

Victoria Housing Fund

(SOURCE: CITY OF VICTORIA)

The Victoria Housing Fund was established for the purpose of providing grants for capital funding to:

- assist in the development and retention of housing for households with no, low or moderate incomes;
- support community diversity and infrastructure; and
- facilitate the development of affordable rental housing.

Housing Fund Activity						
Year	Agency	Address	Amount	Units	Type of units	Neighbourhood
2019	Greater Victoria Housing Society	2558 Quadra St	\$440,000	40	Low and moderate income affordable rental	Hillside Quadra
2019	Capital Region Housing Corporation	330 - 336 Michigan St	\$1,395,000	98	Affordable Rental	James Bay
2018	North Park Manor Society	875 North Park	\$30,000	3	Low and median income for Seniors	North Park
2018	Victoria Cool Aid Society	210 Gorge Road East	\$600,000	60	Affordable apartments for low and moderate incomes	Burnside Gorge
2017	Pacific Housing Advisory Association	1601 - 1609 Douglas St	\$500,000	62	No/Low Income Housing	Downtown
2015	Victoria Cool Aid Society	3211-3223 Quadra St	\$112,000	45	Supportive Housing	Saanich
2015	Society of St. Vincent de Paul	4351 West Saanich Rd	\$297,000	42	Low Income & Supportive Housing	Saanich
2015	Victoria Native Friendship Centre	120 Gorge Rd	\$20,000	2	Low Income & Supportive Housing	Burnside
2014	Greater Victoria Rental Housing Society	1950 Blanshard St	\$543,725	65	Affordable rental	Burnside
2013	Pacifica Housing Advisory Association	105 Wilson Street	\$840,000	84	Affordable Rental	Victoria West
2012	Gr. Victoria Housing Society	35 – 39 Gorge Rd	\$680,000	68	Affordable rental units	Burnside Gorge
2011	City of Victoria	710 Queens Ave	\$360,000	36	Low income supported housing	Burnside Gorge
2011	City of Victoria	120 Gorge Rd	\$390,000	39	Low income aboriginal housing	Burnside Gorge
2010	Gr. Victoria Housing Society	575 Pembroke	\$250,000	25	Low income single rental	Downtown
2010	Gr. Victoria Housing Society	15/21 Gorge Rd	\$370,000	37	Low income family rental	Burnside Gorge

Victoria Housing Fund, continued

(SOURCE: CITY OF VICTORIA)

Housing Fund Activity						
Year	Agency	Address	Amount	Units	Type of units	Neighbourhood
2009	Cool Aid Society	525 Ellice St	\$296,341	104	80 emergency shelter beds and 24 supported housing units	Burnside Gorge
2009	Capital Region Housing Corp	Dockside Green	\$460,000	46	Affordable rental	Victoria West
2009	Beacon Community Services	834 Johnson St	\$120,000	12	Affordable rental for adults with disabilities	Downtown
2009	BC Housing	950 Humboldt	\$236,681	44	Supportive housing units	Fairfield
2009	BC Housing	469 Swift St/ 1634 Store St	\$16,705	26	Supportive housing units	Downtown
2008	Cridge Centre for the Family	confidential	\$80,000	8	Transition homes for women	confidential
2007	Victoria Native Friendship Centre	1250 Balmoral St	\$300,000	6	Transitional youth housing	Fernwood
2007	Roofs & Roots Housing Co-operative	1511 Bank St	\$50,000	5	Low income single parent families	South Jubilee
2007	Fernwood Neighbourhood Resource Group	1222 Yukon St	\$60,000	6	Homeless and underhoused families	Fernwood
2007	Capital Region Housing Corp and Beckley Farm Lodge	408 Parry St	\$55,000	22	Frail seniors	James Bay
2006	Our Place	919 Pandora St	\$50,000	45	Supportive housing for homeless at-risk single adults	Harris Green
2005	Pacifica Housing	2821 Irma St (The Georgian Apts)	\$50,000	5	Homeless families and low income empty nesters	Burnside Gorge
2005	Fernwood Neighbourhood Resource Group	1301 Gladstone (The Cornerstone)	\$50,000	4	Homeless and underhoused families	Fernwood

Secondary Suite Grant Program

The Secondary Suite Grant program was established to help facilitate the development of secondary suites in the City of Victoria. The program had a total budget of \$250,000, and was fully subscribed in 2013.

Secondary Suite Grants	
Total Number of grants committed overall	50
Number of grants committed in 2019	0

Rental Market Statistics - Victoria City 2019

(SOURCE: CMHC 2019 FALL RENTAL MARKET REPORT)

Canada Mortgage and Housing Corporation publishes an annual Rental Housing Report for Greater Victoria. The summary tables below highlight the rental inventory for the City of Victoria.

Primary Rental Market (Purpose built rental buildings with 3+ units per building)										
Number units	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Bachelor	2,161	2,159	2,221	2,246	2,279	2,349	2,349	2,346	2,449	2,470
1 bedroom	9,378	9,415	9,510	9,492	9,567	9,649	9,615	9,858	10,082	10,030
2 bedroom	4,111	4,094	4,160	4,167	4,234	4,265	4,238	4,268	4,446	4,462
3 bedroom	175	185	154	150	190	205	189	189	205	199
Total	15,825	15,853	16,045	16,055	16,270	16,468	16,310	16,661	17,182	17,161

Average Rent										
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Bachelor	\$668	\$679	\$700	\$715	\$731	\$749	\$795	\$855	\$935	\$970
1 bedroom	\$817	\$830	\$839	\$844	\$861	\$879	\$928	\$991	\$1,086	\$1,132
2 bedroom	\$1,044	\$1,064	\$1,082	\$1,094	\$1,121	\$1,157	\$1,224	\$1,323	\$1,438	\$1,464
3 bedroom	\$1,294	\$1,350	\$1,464	\$1,505	\$1,451	\$1,472	\$1,620	\$1,718	\$1,766	\$1,775

Rental Market Statistics - Victoria City 2019, continued

(SOURCE: CMHC 2019 FALL RENTAL MARKET REPORT)

Secondary Rental Market										
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Total number of condominiums	11,064	11,176	11,452	11,437	11,730	12,327	12,553	12,693	12,615	12,759
Number of strata units rented	2,506	2,671	2,743	2,790	2,844	2,906	3,195	3,253	3,064	3,289
% units in rental market	22.7%	23.9%	24.0%	24.4%	24.2%	23.6%	25.5%	25.6%	24.3%	25.8%
Vacancy rate	1.5%	1.0%	2.6%	2.3%	1.7%	0.4%	0.7%	0.0%	0.1%	0.4%

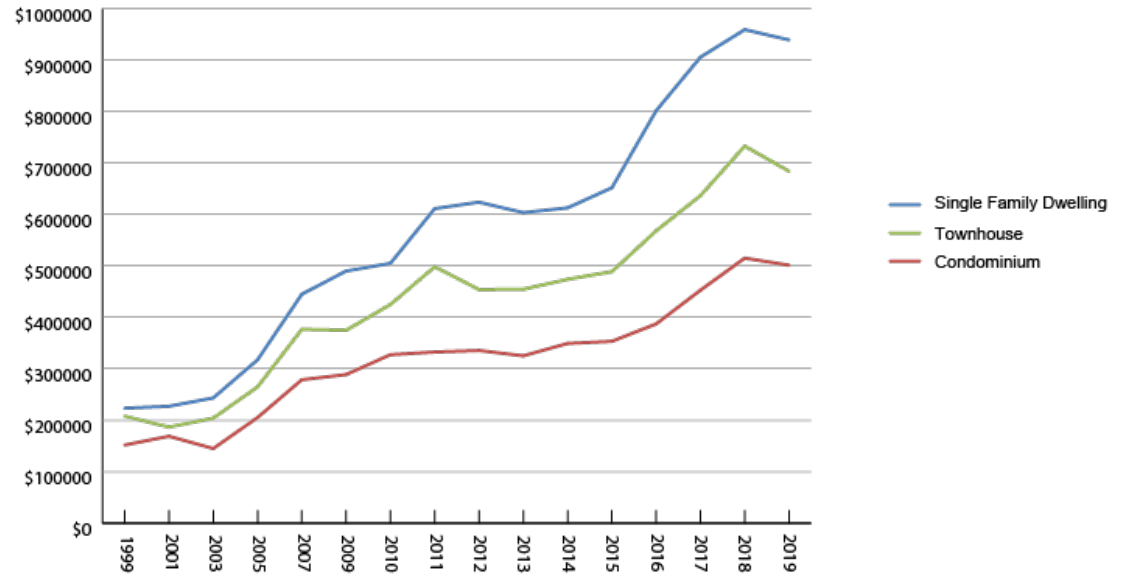
Overall Vacancy Rates										
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Victoria	1.3%	1.8%	2.3%	2.4%	1.3%	0.6%	0.5%	0.8%	1.1%	1.0%
CMA	1.5%	2.1%	2.7%	2.8%	1.5%	0.6%	0.5%	0.7%	1.2%	1.0%
National (10,000+)	2.6%	2.2%	2.6%	2.7%	2.9%	3.5%	3.7%	3.0%	2.4%	2.2%

Average House Prices

(SOURCE: VICTORIA REAL ESTATE BOARD MULTIPLE LISTING SERVICE)

1997 - 2019 Average Sale Prices			
	SFD	Townhouse	Condominium
1997	\$223,504	\$208,072	\$151,952
1999	\$227,309	\$186,864	\$168,989
2001	\$243,445	\$204,144	\$145,131
2003	\$317,540	\$264,941	\$205,379
2005	\$445,017	\$376,789	\$278,782
2007	\$490,000	\$374,900	\$288,850
2009	\$505,000	\$425,000	\$327,500
2011	\$611,312	\$498,232	\$332,638
2012	\$623,775	\$454,150	\$335,629
2013	\$603,477	\$454,556	\$325,260
2014	\$612,784	\$473,938	\$349,324
2015	\$651,810	\$488,861	\$353,409
2016	\$801,513	\$568,094	\$387,262
2017	\$905,556	\$636,456	\$452,732
2018	\$959,059	\$732,831	\$515,107
2019	\$939,066	\$683,849	\$501,352

Average Housing Sale Prices – Victoria 1999-2019



SOURCE: VICTORIA REAL ESTATE BOARD MULTIPLE LISTING SERVICE





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