



RURAL MUNICIPALITY OF
VICTORIA
VISION 2035

Engagement Summary
2020.02.19

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Introduction

Vision 2035 is an exciting project to review the Rural Municipality of Victoria's Official Plan and Development Bylaw. This represents an opportunity to reaffirm the vision for the future of the Municipality and to tackle change in a holistic way.

The initial phase of public engagement for Vision 2035 took place across several platforms. The project team first created a municipal website (www.rm victoria.com) with a project page to act as a central hub with updates on engagement opportunities and project progress. Further information about the project and engagement opportunities was distributed through door hangers placed on each home in Victoria, emails, posters, and business cards.

The project team conducted door-to-door canvassing throughout the community in August of 2019. This reached 30 households for one-on-one discussions of residents' thoughts and ideas for the future. Following this canvassing, the project team hosted a public meeting at the Old Schoolhouse. Approximately 35 residents attended. The meeting included a short presentation about the scope of the plan review before participants broke into small group discussions to cover themes such as housing, commercial uses, and tourism.

The feedback from nine local stakeholders has been considered in this summary. In addition, the team distributed an online survey for visitors to the community through municipal email lists. Tourism operators were encouraged to direct their visitors to the survey, which received 24 responses.

Throughout the engagement it became clear there are a few topics, including housing options, short-term rentals, and commercial uses that warranted further, more direct discussion in order to better understand community's vision for the future. This need resulted in an online survey for community members, again distributed through municipal email lists, which asked residents for feedback on potential regulatory options for each of the key issues. The survey garnered 58 responses. This Engagement Summary includes details on the Municipality's current approach and potential future approaches for these issues, as well as community input. Within this Engagement Summary, some numbers are cited from the community survey. These proportions are not reflective of the entire community, and are intended only to reflect popular opinion within survey results—they do not represent the deciding factor in land use decisions.

The initial round of public engagement was an opportunity for community members to learn about the Vision 2035 project, identify the aspects of Victoria they value, and provide thoughts on the future of the community. This engagement summary report outlines the key findings of the initial public engagement, organized by theme. The text of this document is not verbatim comments from community members, but rather an overview of the themes, trends, and areas where there is strong agreement or differences of opinion within the community.

All of this input will be incorporated into a draft Official Plan and Development Bylaw. Upon completion of the draft documents, there will be opportunity for public review before refining these policies and regulations for final adoption and implementation.

1 Draft Vision Statement

A vision statement is a declaration of a community's vision for the future. This vision will be included within Victoria's Official Plan and guide land use policy for the next 15 years. The following draft vision was created based on engagement themes and discussions, and reworked following further comments from survey respondents:

“The Rural Municipality of Victoria will be a place where community members come to live, raise families, retire, run a business, and work. Set in a beautiful rural landscape, the coastal village is firmly rooted in its heritage, while looking towards a future that encourages sustainability and growth. Future development supports all residents and has foundations in a healthy environment, inclusion, accessibility, and sustainability.”

2 Community Identity

Central to discussions for the future is determining a sense of Victoria's community identity. The new Official Plan, to be effective, must celebrate the community's identity, help protect and enhance the things that community members value most, and guide improvements in areas where community members see opportunities to do even better.

Many residents chose to move to Victoria for the “village” feel. According to participants the historic grid, walkable neighbourhoods, and human scale of Victoria contribute to the community's intimacy. Mutual support among residents has created a community with strong social connections. Visitors responding to the tourism survey noted they were attracted to Victoria because of the charm and beauty of the coastal community, as well as local craft shops and the central location.

A major component of the initial Official Plan was preservation of Victoria's landscape and particularly its view planes, waterfront, and heritage design. Residents continue to hold these values very close, but some noted the tendency of heritage protections to decrease affordability, and the danger of an overreliance on charm. Some participants hope the community will avoid an attempt to recreate the past and focus instead on how the community's heritage can inform and support approaches to meet current and future needs.

Many residents feel the community is now at a turning point with the recent uptick in seasonal tourism. Some residents feel the community may be reaching its capacity for tourism, and the need for a community visioning process is evident. Overwhelmingly, respondents recognize the value of tourism to

the community and are proud to share Victoria with the world; at the same time, there is a clear feeling that Victoria must continue to be a place for living, rather than becoming a caricature or idealized version of itself put on to appeal to visitors.

One common discussion was the potential to expand the population of full-time households. Residents feel the community must encourage young people, families, and a diversity of new households to settle here. Some engagement participants were interested in the expansion of municipal boundaries and the development of available land as a way to expand the population base.

Across the board, participants hope to foster community involvement and volunteerism among current and future residents.

3 Economy

Victoria's local economy includes two major industrial facilities, agriculture, fishing, and tourism. As a very visible activity within Victoria, tourism was a big point of discussion throughout the engagement activities. While increasing seasonal traffic is a concern for some, the summer the main income period for many residents, including tourism-operators, shop owners, and artists (as well as fishers and farmers). Community members voiced their desire to support seasonal business, as this allows many residents to remain in the community. Some feel that finding ways to increase overnight stays and expand into the shoulder seasons could increase stability in this industry and bring value to the community. Many community members worry, however, that a heavy reliance on tourism (as well as the village's two major businesses, Elanco and Halibut PEI) is risky, and a diverse economy must continue to be supported and valued.

One stakeholder noted that support for community development approaches that focus primarily on providing services and employment/economic opportunities to local residents, rather than to visitors, will be important in maintaining Victoria's quality of life. Other potential opportunities identified by engagement participants include a shared workspace for local businesses and an artists' residency.

The Municipality owns a large number of community facilities, especially considering the size of the community. These amenities come with upkeep costs, and some residents feel the Municipality needs to find ways of increasing their revenue in order to cover the expenses associated with operations and maintenance. Participants brainstormed some potential avenues for this revenue including fair trade community branding, updated commercial tax rates, and income generating museums. Some other recommendations included investment from major local businesses, shared services with surrounding communities, and increased grant funding.

4 Heritage

Heritage is important to residents of Victoria, and these values apply both to heritage properties and landscapes, going back to the community's beginnings in the agricultural and marine industries.

Residents and visitors alike noted the community's historic built form and preserved natural environments as a key draw to the area. Local heritage buildings include the provincially designated Leards Range Front Lighthouse and the former General Store (now home to Island Chocolates), as well as several other private and Municipal facilities.

While a heritage bylaw is not within the scope of the plan review, it is clear from engagement there is support for Victoria's heritage character. There is also a desire to ensure planning documents recognize Victoria's many heritage assets and encourage more properties to be designated, thereby giving them the protection of provincial legislation. There is also a desire to ensure planning regulations do not inadvertently encourage the destruction or degradation of heritage elements, and to explore the possibility of developing a community heritage plan.

Some communities choose to relax regulations around allowed uses within protected heritage properties. This may incentivize owners to maintain or restore heritage assets in exchange for economic opportunity. These regulations are appropriate where heritage preservation is shown to be a priority, and a community is comfortable allowing this flexibility.

5 Infrastructure

Infrastructure should meet the needs of all residents and visitors, and engagement participants identified several infrastructure priorities that will accommodate changing trends.

Two of the fundamental infrastructure services Victoria provides are water and sewer, and some residents are interested in reviewing the possibility of expanding this central system. Many participants raised concerns about the costs of housing and utilities in the community compared to nearby unincorporated areas (while recognizing the benefits of such services), and one requested that the Municipality revisit the water meter program.

A common infrastructure complaint among both residents and visitors was access to public washrooms. Currently, tour buses from Charlottetown come into Victoria to use the waterfront washrooms before moving on to other destinations. This creates a maintenance issue as crowds of visitors line up for the free washrooms, and one resident reported problems with the function of low-flow toilets installed in this location. Residents observed that these "washroom stop" visitors do not bring business to the village, and some participants feel either the tour companies or the province should assist with the costs of maintenance and water servicing. Other potential options discussed were to increase the number of public washrooms within Victoria, or to limit bus parking in the area.

Some residents have expressed interest in expanding the boardwalk, though there are concerns about the effect of this infrastructure on tourism and privacy. Improving pedestrian amenities was a key theme, and participants noted a need for crosswalks and walkways within the Core, as well as street lights or speed trackers to improve dangerous intersections. Seating was another amenity identified by visitors that could improve the pedestrian experience. There are no playgrounds within Victoria, and some residents feel this addition would help in welcoming new families. One interest unique to visitors was the possibility of public wireless internet, as tourists passing through are often in search of internet access.

Funding and support for both the Seaport Lighthouse Museum and the Wharf were examples of possible waterfront improvements, while others want to see trash cans, maintenance, and shelters or gazebos to accommodate boardwalk users.

6 Traffic

Residents reported that summer traffic is at its peak from 11am to 5pm. This increase brings business to the village but it also leads to concerns about safety, parking, and privacy. Some residents have noticed speeding coming into the village, and once cars reach the Core, narrow roads leave them few places to park. This situation results in cars parked on lawns and pedestrians walking down the centre of roads. Many residents feel the boundaries between residential and commercial uses are not clear enough to visitors, who can sometimes be seen peeking into residential windows.

Just over 73% of the 15 respondents to the visitor survey who required parking did not have trouble with it, although residents were frustrated with visitors parking where no spot was designated. Current regulations specify that businesses within the Central Core require parking, though there is generally not sufficient space to make this a possibility without demolishing existing buildings. Some recommended solutions offered by residents and visitors included a parking lot on the edge of the Core or angled parking along the causeway with a shuttle to transport visitors into the Core. Others feel these solutions would be costly and ineffective, with visitors parking in the most convenient place regardless. Those that don't support a parking alternative often noted the only way to solve the traffic issue is to limit tourism. In short, the updated Official Plan should encourage creative solutions to accommodating resident and visitor parking needs while maintaining the walkable nature and charm of the community.

7 Environment

Coastal communities across the Island are particularly vulnerable to the effects of climate change. Erosion and flooding are the most obvious effects noted by residents, and some homes have been flooded several times in major storm events. Participants explained the ways the harbour has morphed and changed in the years since they have lived in Victoria, responding to erosion and sedimentation. The recent construction of a seawall along the waterfront has been reported to have a positive influence on reducing coastal flooding and erosion, and some participants called for coastal setbacks to further protect the sandy shoreline.

Residents of the west end feel that storm water management is of particular concern in this area, with snow melt leading to drainage issues that have not been dealt with. New subdivision developments have added to this drainage issue. Backup generators were also noted as a necessary investment against unpredictable storm surges.

8 Governance

Many of the most common concerns expressed by residents related to the governance of the community. Some residents communicated a need for governance that is proactive and accepting of change. The community is interested in the creation of a strategic plan that includes a clear vision and goals, streamlining process to improve equity, and minimize the preoccupation with technicalities.

Residents want rules and regulations that are clear and consistently enforced. Some residents feel zoning should reflect the character of different areas, without providing exclusivity. The community has historically faced issues with enforcement. Typically, these relate to the costs of the enforcement itself as well as in some cases the burden of costs placed on owners. Enforcement also proves difficult in a small community setting where interpersonal connections are involved. One resident requested a review of the enforcement process and fee structure.

A commonly discussed area where clear regulations and enforcement processes are seen as needed is that of unsightly or vacant premises. With so many seasonal residents there are a number of residences in the area that go empty for part of the year. Abandoned properties are of particular safety concern for local residents.

Community members in Victoria are very involved and invested in the governance of the community, but keeping seasonal residents up-to-date on changes can be a challenge. Engagement tactics for all community projects must take this into account.

ONGOING TOPICS

Throughout the initial engagement there were a number of topics that came up again and again, with a diversity in community views on how these topics should be addressed. In discussion with Council, the project team determined these topics need further exploration in the community before draft planning documents can be developed. The project team developed and distributed a survey for community members to gain further feedback in the following approaches. The survey received a total of 58 responses. Not all respondents answered every question. We have included the number of responses for each question in the format (n = #). Many topics had an “open” section to provide additional written comment. These comments are summarized here, but the full comments are included in the Appendix.

The following sections outline these three topics – the feedback heard during initial engagement, the Municipality’s current approach to the topic, a discussion of potential policy approaches for addressing the topic, and community input on specific regulatory approaches.

9 Housing Options

9.1 Initial Engagement Feedback

Victoria’s housing stock is comprised of detached, owner-occupied homes. Engagement participants noted that this is both a defining element of Victoria’s character and a challenge for existing and potential residents due to the lack of diversity in housing options. During the group discussions, participants noted that the lack of rental options or smaller housing options can be difficult for young professionals and seasonal workers. There was also much discussion around the need for seniors-friendly housing options (which offer low maintenance and accessible space) so that current residents can remain in the community as they age. During door-to-door canvassing, some residents noted that the current requirement for homes to be a minimum 1.5 storeys in height can be a cost issue, and were concerned that properties might “build up” the land to meet the technical definition of 1.5 storeys.

In general, engagement participants want to see a wider range of housing options within the community, as long as new options are generally in keeping with the residential character of Victoria. Many of the homes in Victoria, and particularly within the Core, are larger, older buildings. Many of them are registered or designated heritage properties. Engagement participants noted both the value of these homes to the community, and the additional maintenance and heating challenges that can come with such buildings. A common worry among participants is that a combination of recent higher selling prices, upkeep costs, and taxes could create affordability barriers within Victoria that would prevent young families coming to the community, or push out long-time residents. Participants also recognized that direct housing costs are not the only factor in affordability. Some participants want to see carshare services that could assist residents in accessing amenities outside Victoria—minimizing vehicle costs.

9.2 Current Approach

The current Development Bylaw includes four zones that permit residential uses:

Zone	Residential Uses Permitted
Single Family Residential (R1) Zone	<ul style="list-style-type: none">• Single-unit dwelling• In-law suite (SPU)
Central Core (CC) Zone	<ul style="list-style-type: none">• Single-unit dwelling• Senior care facilities and housing (SPU)
Agricultural (A) Zone	<ul style="list-style-type: none">• Single-unit dwelling• In-law suite (SPU)
Commercial (C) Zone	<ul style="list-style-type: none">• Single-unit dwelling• Senior care facilities and housing (SPU)

Uses with (SPU) are only permitted as a “Special Permitted Use” at the discretion of Council with any conditions upon the use as Council deems necessary.

All buildings are required to be between 1.5 and 2.5 storeys in height (measured to the highest point on the roof), with the exception of the Agricultural Zone where there is no minimum height.

In-law suites are second units within a home to provide housing for immediate family members. However, the in-law suite must be removed/discontinued once the family member is no longer living there.

Beyond these housing types, no other types (such as duplexes, row homes, etc.) are currently permitted within Victoria.

9.3 Potential Policy Options

Within the various engagement discussions there was a general sentiment that the new Official Plan and Development Regulations should support diversity in housing, but opinions varied on the extent of this flexibility.

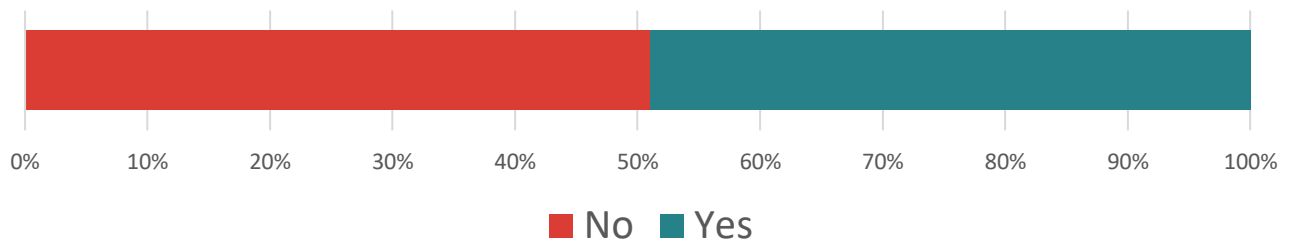
Some potential options for affordable, smaller scale housing forms in Victoria include removing the 1.5 story minimum height, enabling secondary suites, and grouped dwellings. There is a general sentiment that options such as well-designed duplexes would also be acceptable to transition some of the population into smaller units. While there was a lot of support for careful infill, some survey respondents felt that existing regulations are sufficient and there is no need to accommodate increased housing density or new residents.

9.3.1 Height Limit

The 1.5 story minimum height for dwellings in Victoria is reflective of the traditional housing form within the community, and promotes the development of new houses that reflect this form. However, requiring homes to have a second floor is an added cost. Additionally, the trend in seniors housing is to develop homes on one floor to eliminate the need for stairs. Eliminating the minimum height requirement is one possible approach for promoting housing diversity. Throughout the community survey, respondents emphasized the need for seniors housing, though views on this minimum height requirement were almost perfectly divided.

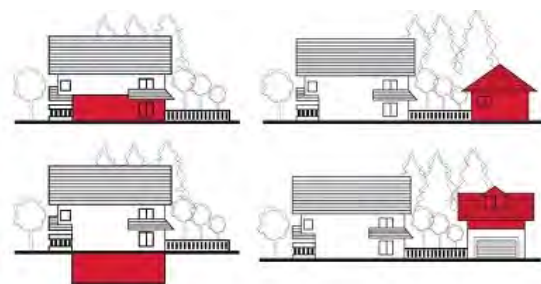
Do you support a removal of the minimum height requirement for single-unit dwellings?

(n = 54)



9.3.2 Secondary Suites

A “secondary suite” (often referred to as an accessory or granny suite), is a self-contained dwelling unit that is either attached to a retrofitted main dwelling or located in a separate structure on the same property. Many Canadian municipalities have recently amended their zoning to allow secondary suites in a variety of residential zones. This housing form is similar to that of the existing “in-law suite” in Victoria’s Development Bylaw, but tenants would not be restricted to immediate family members and the dwelling unit could form its own separate structure.



Secondary Suites

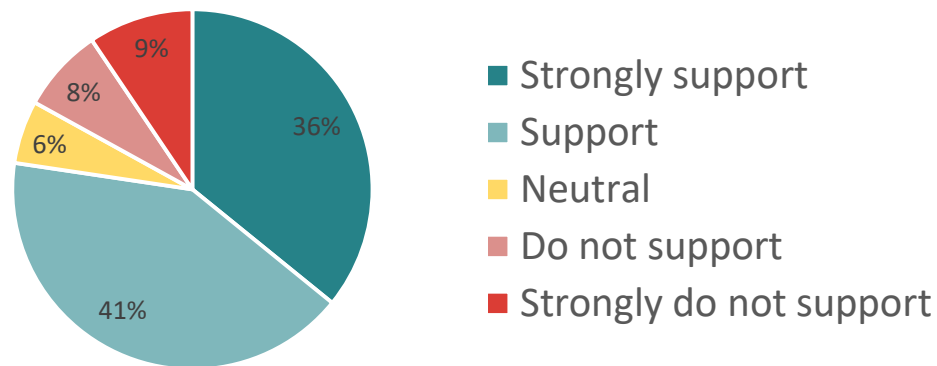
Image credit: City of Calgary

Secondary suites may be an appropriate opportunity for added housing within the Central Core Zone and/or Single Family Residential Zone. To minimize their visibility from their street and overall impact on

the character of the community, limits can be placed on the lot size, coverage, height and floor area, as well as exterior materials, parking requirements, and location of these dwellings.

There was strong support from survey respondents for the implementation of secondary suites, as long as appropriate controls are included in the Development Bylaw. When asked for concerns or opportunities related to secondary suites, some respondents noted that this opportunity would fill a gap in rental housing and provide income for those looking to buy, while offering incentives to fix up historic sheds and barns. Aesthetics and servicing logistics were among the main concerns from supporters, while others felt that secondary suites should be allowed only within the lots of a primary residence. A few respondents offered debate around whether these should be allowed the Central Core Zone, while another offered a compromise of firmer controls within this neighbourhood. There is some overlap of this issue with that of short-term rentals, although there was no consensus on whether this dwelling form should allow rental on less than a monthly basis.

To what extent do you support allowing secondary suites in Victoria?
(n = 53)



What types of controls should be considered if Victoria develops policy for secondary suites?

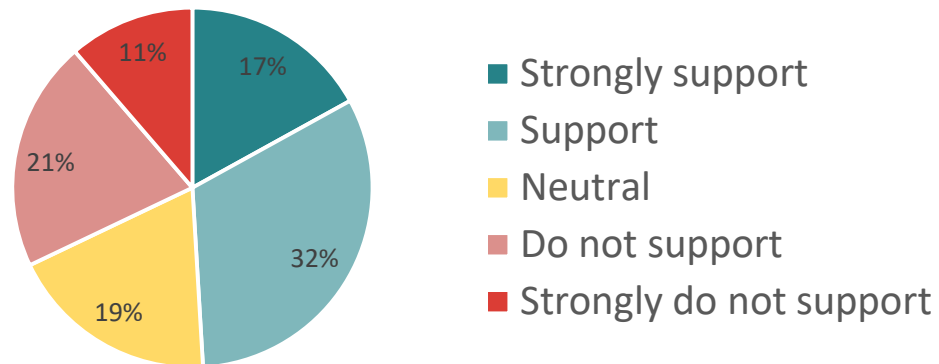
	Should not be considered	Neutral	Should be considered	Do not know	n =
Require parking for secondary suite	8	5	41	0	54
Minimum lot size for secondary suite	5	8	39	1	53
Maximum floor area for secondary suite	4	12	37	0	53
Location of secondary suite	6	16	30	1	53
Maximum height for secondary suite	6	13	34	1	54
Maximum lot coverage	6	14	31	3	54
Exterior materials for secondary suite	5	9	40	0	54

9.3.3 Grouped Dwellings

“Grouped dwellings” refer to groups of two or more dwellings in separate buildings on the same lot. These grouped dwellings can be used for cohousing collective ownership arrangements, cooperative housing organizations, or “bare land” condominium corporations in which the land and services are owned by the condominium but residents own their home. They are also commonly used in other Canadian communities to provide clustered seniors housing, where small, self-contained units with outdoor amenity space are available for rent.

Grouped dwellings are one possible opportunity for larger lots within the Central Core and Commercial Zones. Design guidelines could help to integrate these dwellings within the community and can regulate characteristics such as landscaping, pathways, and other pedestrian connections. Almost half of survey respondents were in support of grouped dwellings (particularly as an affordable form of seniors housing), while 35% felt this was not appropriate for the municipality, typically due to aesthetic and heritage concerns. Many respondents want to see grouped dwellings relegated to areas outside of the Central Core. Regulatory concerns included parking and design criteria.

To what extent do you support allowing grouped dwellings in Victoria?
(n = 53)



10 Commercial Uses

10.1 Initial Engagement Feedback

Some of the amenities once housed in Victoria have moved to larger communities adjacent to Victoria, so the scope of local commercial extends beyond the municipal boundaries. The commercial spaces within Victoria are well-loved by residents, and residents would particularly appreciate services that remain open through the winter when travel of any distance can be more difficult.

In general, there is a concern that Victoria may risk becoming a commercialized version of itself if too much of its uniqueness is lost, and any regulatory changes must be executed carefully. Some residents observe that the activity commercial businesses generate is good to see and allows residents to make a living, though many feel that the influx of visitors within the last five years has made it a difficult place to live in through the summer. While certain types of commercial uses are currently allowed within the Central Core, there are varying opinions on this. Some people feel that permitted uses and the process to establish a business are too restrictive, while others feel the Core is primarily a residential area and should remain as residential as possible.



Commercial and
Central Core Properties

Central Core	CC	
Commercial	C	
Victoria Properties		

10.2 Current Approach

General commercial uses are currently permitted in two zones. The Central Core Zone allows the following commercial operations (in addition to other uses such as dwellings and recreation) as a special permitted use at the discretion of Council:

- Bed and Breakfast Operations;
- Galleries, libraries, museums and theatres;
- Residential-Commercial Operations*;
- Restaurants and cafes;
- Bookstores;
- Antique shops;
- Real estate offices;
- Farmer's markets;
- Hotels and inns;
- Personal service shops;
- Artist and handicraft studios;
- Post offices;
- Fast food / take out operations (to a maximum of 200 sq. ft. in total area);
- Licensed premises;
- Professional offices;
- Specialty food stores; and
- Florist shops.

The Commercial Zone similarly permits the following commercial operations (in addition to other uses such as dwellings and recreation) as a special permitted use at the discretion of Council:

- Retail stores (to a maximum of 2,000 sq. ft. in total Floor Area);
- Business or professional office;
- Personal service shops;
- Convenience stores (to a max. of 2,000 sq. ft. in total Floor Area);
- Delicatessens, restaurants and takeout establishments;
- Entertainment establishments;
- Banking and financial institutions;
- Hotels, motels, bed & breakfast operations, tourist accommodations;
- Licensed premises; and
- Residential-commercial operations*.

*Residential-commercial operations are defined as "an owner-occupied dwelling unit, a portion of which is used by the owner for commercial activities, including domestic arts. The commercial activities and the domestic arts shall be clearly incidental and secondary to the residential use of the dwelling unit".

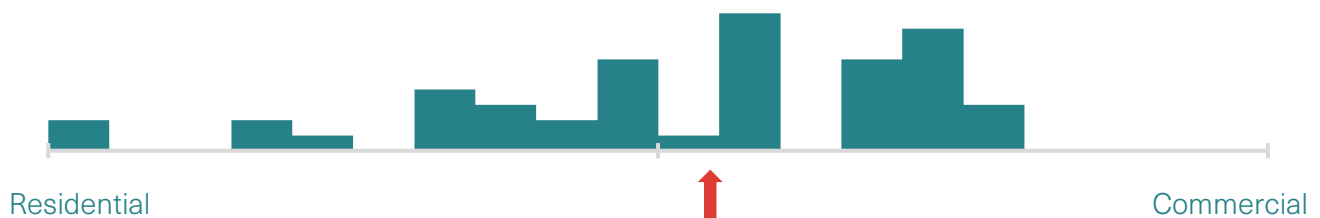
Within both the Central Core and Commercial Zones, non-residential development is classified as “major development”, which requires a public meeting and review before approval is given at the discretion of Council.

10.3 Potential Future Approaches

The question at the heart of this issue is about the desired identity of the Central Core, and the public appears to be divided on this matter. When asked their preferred balance for the Central Core, the “average” preferred balance was almost exactly 50/50 residential and commercial. However, the average hides a wide range of preferred balances, with some residents desiring a fully residential character in this area. In general, those who preferred a residential character were much stronger in this preference, while there are overall more people (but with a milder preference) who prefer a commercially-weighted balance.

What should be the character of the Central Core? Drag the slider to indicated your preferred balance between residential and commercial.

(n = 47)



The current regulations are fairly effective at limiting commercial operations in this zone, though if the goal is to expand and streamline commercial development there are a few ways this could be accomplished.

Currently, no form of commercial or residential-commercial operations are permitted as-of-right (*i.e.* without requiring a discretionary approval process), and the classification of major development adds further expense and time to the approval process, all of which comes down to the decision of Council. Depending on the vision for this area, selected types of commercial or residential-commercial operations may be included as a permitted use within these zones, thus streamlining their approval. Additionally, the definition of “major development” may be altered to exclude smaller commercial proposals.

The range of allowed uses can also be adjusted or expanded as appropriate. Currently, general retail uses are permitted only in the Commercial Zone, while the Central Core Zone allows a carefully prescribed list of retail uses such as bookstores and farmer’s markets. Should the public wish to allow expanded commercial uses within the Central Core Zone, these allowed uses can be added to or generalized.

When asked whether standalone commercial uses should continue to be permitted in the Core, approximately 80% of survey respondents thought they should. Around a third felt that real estate offices, personal service shops and take out operations were not appropriate for the area. There were also suggestions for new uses that community members want to see allowed in the Core; the most popular recommendations were convenience stores and groceries, including specialty shops such as bakeries, fish markets, and butchers. One survey respondent hopes the community will continue to support the small cultural businesses which make the village unique, and another noted that they would like to see more businesses which have a social component, and stay open later.

Some concerns to be considered in the regulation of commercial uses are the concern around outside investment; parking and space issues; and Municipal bylaw enforcement of noise complaints and the like. The main theme throughout engagement is the need for an appropriate balance of residential homes, home-based business, and standalone commercial uses.

11 Short-term Rentals (Tourist Accommodations)

11.1 Initial Engagement Feedback

Short-term rentals (homes or rooms rented for periods less than a month, typically to visitors) was a topic that came up frequently throughout engagement activities, showcasing a diversity of opinions. There was also confusion in the community surrounding existing vacation rental businesses, and how they are permitted.

As a popular tourist destination, Victoria aims to balance provisions for both residents and visitors. While vacation rentals have been present on the Island for a long time, more recent online platforms such as Airbnb and HomeAway have increased the popularity and visibility of the market.

Short-term rentals can allow rural communities to increase their supply of visitors' accommodations dramatically, they can support existing business through increased visitation and extended shoulder seasons, and they allow homeowners to earn a second income. Many residents expressed their support for short term rentals in Victoria, citing the low vacancies of existing accommodations (though there was some debate about this) and the increased visitors that proposed businesses such as Richards Seafood will bring in coming years. These residents often shared the belief that tourism traffic is here to stay, and regulations must adapt.

On the other hand, short term rentals create concerns about competition and equity in the traditional hospitality industry, the potential increase in tourism, as well as decreases in the supply of long-term housing options. Some Victoria residents have expressed concern that short-term rentals will gentrify the community by converting the housing supply, and bring in non-resident owners or part-time

residents that have few ties to the community. Those opposed to short-term rentals expressed concerns further down the road when they feel increased accommodations could contribute to a declining population and commercialized core, eroding the quiet rural lifestyle.

Throughout engagement activities, many respondents provided suggestions on ways in which short-term rentals could be regulated to maximize benefits while minimizing negative effects.

11.2 Current Approach

Short-term rentals, or “tourist accommodations”, are currently regulated in Victoria by both the Development Regulations and a Tourist Accommodations Policy.

Tourist Accommodations are defined as, “a Dwelling Unit which is operated for the Business of providing or offering overnight accommodation for transient guests for compensation”. They are currently permitted at the discretion of Council as a special permitted use only in the Commercial Zone. Victoria’s Tourist Accommodations Policy issued in 2016 states that where tourist accommodations were lawfully in use prior to December 18, 2014, it may continue to operate provided there is no change of ownership or intensification of use. Change in ownership does not factor into regulations contained within the Development Bylaw.

11.3 Potential Future Approaches

Regulation of short-term rentals can level the playing field for the accommodations industry and limit the agency of short-term rental hosts through some combination of permitting, taxation, and bans. A permitting or licensing process for short-term rentals can provide a community with improved baseline data, and may charge initial or annual fees to a host in order to finance enforcement and other municipal housing funds. It is common for permitting processes to require annual inspections, though this comes with increased municipal costs.

The challenge in all communities, but particularly small ones like Victoria, is enforcement: identifying, documenting, notifying, and prosecuting property owners who break regulations related to short-term rentals.

The options below explore some potential approaches to regulating short-term rentals, with descriptions of some of the potential benefits and challenges of each approach, and the results of the survey related to that option.

11.3.1 Limited Number of Permits

Some municipalities have issued a limited number of permits in order to restrict the amount of short-term rental properties, keeping a waitlist for interested hosts.

Benefits: Allows short-term rentals while limiting their scope.

Challenges: Can create a “first-come-first-served” situation that unduly favours established community members at the expense of potential new residents.
Potential for friction between those who are “in” and those who “missed out”.

Survey Results (n = 48):



11.3.2 Limit on Rentable Nights Per Year

Some municipalities limit the number of nights in a year a host can rent their property.

Benefits: Allows short-term rentals while limiting their scope.

Challenges: Difficult to monitor.
Difficult to settle on an appropriate number of nights that makes renting worthwhile for host while still meaningfully limiting the scope of accommodations.

Survey Results (n = 45):



11.3.3 Limit on Number of Properties Rented by One Host

Some municipalities limit the number of properties a single host can have.

Benefits: Allows short-term rentals while reducing risk of professional short-term rental investors converting the housing stock.

Challenges: Difficult to monitor.
Difficult to legally define owner (e.g. possibility of skirting by establishing a numbered company, etc.)

Survey Results (n = 49):



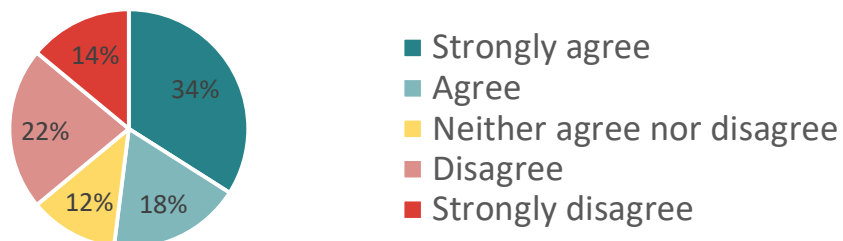
11.3.4 Only Allow in Primary Residence

Some municipalities only allow short-term rentals in owner-occupied primary residences (e.g. a bed-and-breakfast without the breakfast).

Benefits: Allows short-term rentals and gives residents the opportunity for a secondary income stream while reducing the risk of professional short-term rental investors converting the housing stock.

Challenges: Many tourists prefer the privacy of a “whole home” rental.
Does not enable seasonal residents to benefit from their property when they are not occupying it.

Survey Results (n = 50):



11.3.5 Taxation/Fee Structure for Short-term Rentals

Some municipalities implement additional taxes or fees on short-term rentals.

Benefits: Raises money for municipality to enhance enforcement or housing programs.
Levels playing field with traditional accommodations providers.
Dampers the financial incentive to establish a short-term rental.

Challenges: Flat fees/taxes are more of a burden for small operators than professional short-term rental investors.
Variable fees/taxes (e.g. per-night levy) are administratively difficult to implement and monitor.

Survey Results (n = 49):



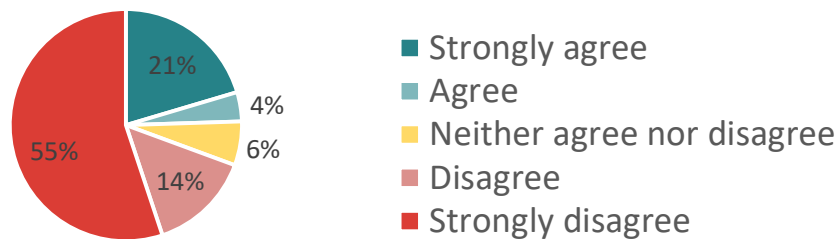
11.3.6 Outright Ban

Full bans on short-term rentals have been attempted in places such as Tiburon, California and South Portland, Maine.

Benefits: Avoids risks of short-term rentals

Challenges: Does not align with views of residents who expressed desire to see short-term rentals in Victoria.
Avoids potential benefits of short-term rentals.
Difficult to enforce.

Survey Results (n = 49):



The regulatory option that got the most support from respondents was a limit on the number of short-term rental properties per host. The majority were *not* in favour of limiting the total number of permits, while the slim majority *were* in favour of allowing short-term rentals only in primary residences (though 12% were neutral about this). Many respondents felt that allowing only one listing per host and/or allowing short-term rentals only in primary residences solved some of the associated issues, forming a good compromise. Opinions were fairly divided on the remaining two options regarding taxation and limited nights per year. When asked what their preferred maximum number of rentable nights would be, respondents answered everywhere from 0 to under a week, to 180. Almost a third of respondents want the regulation to allow around 120 nights (about the length of the tourist season).

Additional suggestions from survey respondents included parking requirements, tourism levies, zone restrictions (to the Commercial or Single Family Residential Zones), minimum-stay requirements to discourage party rentals, and enforcement of disturbances. One respondent noted that it will be important to understand the servicing impacts of this and have fee structures in place to ensure that taxes and other income are directed to appropriate funds within the Municipality.

12 Design Guidelines

One issue that did not come up directly in initial engagement, but was a contributing factor in many other topics, was community design. In many cases, the design of a building has a much bigger impact on public perception of its suitability for the community than the actual use contained within the building. As a result, the Committee and the project team thought it would be worthwhile to explore the issue a little bit in the community survey.

There was strong support for design guidelines which regulate both residential properties (67% in favour) and commercial (78%) and ensure cohesion with the historic built landscape. These guidelines could ensure that new development respects the community scale and authenticity of heritage properties while remaining distinct in its form. Design guidelines can vary widely, and the regulatory aspects that garnered the most support were exterior materials (83% in favour) and building proportions (63%). The majority of participants felt that guidelines around roofing and orientation to the street were also appropriate, while there was little support for guidelines around more minute details such as windows and doors.

Appendix 1: Community Member Key Issues Survey Written Responses

Comments in this Appendix are copied verbatim from the survey results. The only changes to the content is to remove identifying information.

Q1 In four lines or less, how do you feel the above vision statement can be adapted to reflect your vision for your community?

1. the community of Victoria needs to develop a sustainable plan for future growth, one which takes into consideration the environment, the needs of the current population living there, and the ability of people who need to make a living in the community. Victoria needs to protect its uniqueness and not become a community just for the wealthy.
2. carbon neutral, environmentally sustainable, affordable housing, and a plan for the elderly to be able to continue to be a part of our community
3. Good as it is
4. I see no need for changes to the draft statement
5. I feel that there should be a line in that vision noting that there is a need to expand our boundaries - probably should be added on to that last sentence.
6. New development will protect and respect the heritage of the village while allowing for change
7. I like the vision statement as is.
8. "Living" village sounds ridiculous otherwise great!
9. I feel that the ideas stated in the vision sound great on paper but the reality is that many people in the community have sense of entitlement and "shut the door behind me so that no one else can get in" attitude. This stems from a lack of heart, a lack of common sense and pure selfishness. We need to create a true sense of community where people work together and help one another and not always say no to everything. This stems from the leadership in our community and we must look to new ideas, new technology, new growth, new relationships and a kind new way of working together as a community so that this village does not die in a few years simply because some residents are only thinking about themselves. We need to include all people and all possibilities.
10. Our wish is that it doesn't become too commercial but retains its charm. The village needs to control the amount of commercial business it allows to achieve that goal.
11. Victoria exemplifies a prosperous, community minded rural village. Long lasting sustainability of fisheries, heritage, landscape, residents, and businesses is key to a successful vision.
12. I agree
13. The need for more infrastructure in the villages needs to be visited. Programs and recruiting for young entrepreneurs that want to engage in the community with a successful business. Marketing plan for the village that attracts tourist to a foody and experiential town.

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14. Everybody has a different version of high quality. I think by saying start a business it does not reflect the business opportunity for taking over an existing business or somebody have multiple business. Maybe do business or there are business opportunities ect..
15. Remove "prosperity" in the first sentence. I live here to enjoy the beautiful landscape. I have no interest in being invaded by hordes of tourists, seeing my neighbours turn their homes into businesses or having outside investors like Kent Scales, Richard's, or Casa Mia cash in on our rapidly disappearing village identity.
16. I think it captures all.
17. I am not as keen on having the responsibility to provide prosperity as the first one we mention. If one then uses this statement to rank decisions one would have to consider prosperity first. I would prefer to drop this part of the sentence and have "high quality of life".
18. There should be mention of accessibility specifically. Not just assumed under "inclusion".
19. With a community that is interested in preserving its heritage and its buildings...with a vision that includes saving and maintaining its culture and architecture.
20. "Maintaining a continued sense of the Historical aspect of the Village Make the Village proper partially vehicle free in the summer"
21. ""prioritizes its residents and the surrounding environment."" While I agree with this priority, I do not think our community governance reflects this - priority seems to be with supporting businesses and 'charities' operating within the village. The environment does not seem to be a concern - rock walls expedite erosion. The community is NOT concerned about the erosion and loss of habitat for endangered birds along the provincial park though environmental groups have identified this area as high priority."
22. Economic development should be stressed more. We need that to attract residents.
23. We don't exist so that business people can prosper. Previous changes to the official plan were bad policy and decisions were predicated on self interest. There is no reason why the development which includes Russel St and Lyman St is now divided into "Single Family Dwelling" and "Central Core". [Identifying information omitted]
24. Visitors come to visit not live. You can't put visitors and vacationer together with community members. 'a high quality of life'. take out 'come to' before live. Needs emphasis on attracting young families with children to carry on the community.
25. This statement does not do enough to connect past and present. What has made V. unique and how do we connect that uniqueness to future needs? The second sentence needs work: too much "living/live"; community members are already here; they don't come here; some were even born here. Replace "history" with "heritage."
26. 1. Visitors are not community members. 2. Business growth has become a priority for some residents. 3. We must evolve as a whole so business/resident compromise is a necessity.
27. Overall, I like it. I would perhaps emphasize sustainability and inclusion over prosperity, the latter of which inevitably evokes privilege and profit.
28. I feel the direction of the community has shifted to an unhealthy emphasis on commercialization to the detriment of residents and home-based businesses.

Victoria Vision 2035 Key Issues Feedback

29. Homeowners will be able to run water and electricity to buildings on their property to encourage businesses to help offset their cost of living.
30. I would change the tense of the second sentence to "Victoria will continue to be...."
31. Community members should be changed because we don't come to visit. A more appropriate descriptor is required
32. "Sounds too good to be true! It's a fairly ""generic"" statement. I sincerely hope that Victoria ""prioritizes"" its residents and welcomes new residents into the community. "
33. "There needs to be reference to the history/heritage of the community, which was and still is a major draw for the past 40 years - residents and visitors alike.
34. The first line strikes me as dubious- no municipality can make these promises!
35. I like the goals and theme of the vision statement as presented, but achieving any goals looking toward the future must pay attention to attracting and retaining young families. The village has been lacking infrastructures and industries for this purpose. Can the statement place more emphasis on development?
36. Less bylaws
37. I would add "while allowing for economic development" after the words "that prioritizes its residents and environment " in second last sentence.
38. This statement is worded well, I believe that with good guidance and governance Victoria will thrive. Our residents do care and are there when needed. Keep our community informed is very important.
39. "1. I question whether using the phrase ""will provide"" in the initial statement negates its intention. Perhaps ""strives to provide"" is more accurate? 2. How can we call those ""community members"" who only come to visit? 3. Do those who come merely to vacation deserve equal status with the those who engage in the maintenance of the community via social networks, infrastructure, maintenance, governance, and so forth. Putting visitors and vacationers into the same sentence, and in the rhetorically privileged spot of last in the list, seems questionable."
40. Agree
41. I would drop the word, "prosperity," as it cannot be promised. Also, what is a "living village" - jargon?
42. Take out the word prosperity in the opening statement. This does not reflect my values, high quality of life in a rural setting with all the services required to sustain that lifestyle.
43. Victoria has an unique diversity with a significant number or seasonal residents the vision statement above doesn't recognize other the word vacation seasonal residents are much more than vacationers
44. I wish we had more parking so we could close off Main Street for free flow walking - from playhouse to corner where fish and chip place is going to be. It would enhance special center hub.

Q4 Please share any specific concerns, or any specific opportunities, you think need to be considered if Victoria develops policy for secondary suites:

1. the aesthetics of secondary suites should keep with the current architecture and landscape of victoria
2. secondary suites should be allowed for properties where the owner lives on site and a situation where absentee owners with multiple rental spaces on one lot should not be allowed
3. Parking especially in the core
4. Concerns re water and sewage (on site septic tanks would need to be shared - this could create a problem.
5. Secondary suites should not be permitted in the Central Core. There may be opportunities elsewhere
6. I have no concerns as this is a logical way to increase housing opportunities in the village which will help raise our tax base.
7. Year round residents should be allowed to do this. This would prevent someone with little invested interest buying properties specifically to rent.
8. As with other structural developments in Victoria, all of the above should be considered before being permitted.
9. If tourist want to come to our quaint town we'll need to accommodate. With PEI growing in tourist every year we'll need to capitalize on visitors to Victoria through permits and fees for secondary suits
10. This is a great way to preserve history with some of the barns and large out sheds in Victoria not being used and falling in. These are expensive to fix up but with a way to generate money it would help with the cost and would increase our population in Victoria. There would need to be some water and sewer adjustments. This is also a good opportunity for young families to be able to afford to live here by giving them opportunity to increase income to afford our high priced real estate.
11. We are in the country with lots of land available to build a home. We do not need to "intensify" our neighbourhood. This is just "code" for creating more tourist/short term rental accommodation to overwhelm our village and create profits for external investors. I oppose this.
12. "I think there should be less stringent requirements to allow in-law suites. to actually be rental, but not short-term, units for non-relatives. definitely against separate free standing secondary suites."
13. My belief is that we can make all sorts of rules and regulations...but then it seems as if no one is willing to enforce the regulations because they do not want to offend their friends or neighbors
14. First do something about the Speeding on Nelson St. !!!!!
15. "Secondary Suites would allow flexibility for home owners to provide housing to either residents or visitors. Whether long term rentals or short term vacation rentals, these help home-owners offset the cost of building new. We need new builds! Islanders are quickly being priced

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out of the housing market. Allowing rentals of secondary suites would help islanders recover the initial investment of building new, and provide more rental inventory. If rentals of secondary suites would be allowed in the Single Family zone, young homeowners could more readily afford new build. Allowing weekly vacation rentals would allow an investment recovery after only 1 summer. If tourism declines, these suites can be converted to long term rentals or taken off the rental market all together. Housing is desperately needed for incoming and returning residents. Young people who left during the oil boom are returning with young families and there are no houses to buy. Most people are in rentals for 1 year before they are able to find a house and get settled. We have seen a 40% increase in interprovincial migration. This growth will continue. [Identifying information omitted].

16. The suites need to blend to the historic feel of village.
17. It opens the door to abuse— people simply trying to make income without working for it, a common issue in Victoria over the years.
18. They should be able to be rented out because there are absolutely no rentals available in the village. Young people cannot often afford houses in Vic. but will be able to rent.
19. While many will probably be used seasonally, they should be required to be built for all seasons, so as to accommodate lower-income permanent residents with more modest dwellings.
20. Sec. suites will become airb&b rentals--not year round apartments. We have no Grannies--we're the Grannies. Developers will consider it a two for one lot.
21. I cautiously support the consideration of a bylaw in support of secondary suites. My concern would be to ensure that such suites are made accessible to lower-income individuals year-round and not simply to the more lucrative tourist trade.
22. These suites should only be allowed to be rented to long term renters ie at minimum by the month. not nightly for tourist accommodations
23. In answering this section I responded based on my interpretation that "secondary suites" are not limited to close family usage but can be rented to outside parties.
24. Main concern would be increased risk of fire spread if applied to central core properties - perhaps limit the type of heating systems allowed (no wood, oil, propane)
25. "Specific firm requirements for central core: more flexibility bfor other zones
26. In every community I have known, the bylaws requiring removal of a secondary suite when family no longer occupies it have been unenforceable. We may as well cut out the condition and permit multiple residential units.
27. "Rentals of secondary units by primary resident should be allowed year round. This could provide needed housing for older residents in Victoria looking to downsize or summer rentals for additional income by homeowner."
28. So long as secondary suites are not used for rental purposes, they seem appropriate to Victoria's culture.
29. Should be allowed in the central core
30. N/A

Q7 Please share any specific concerns, or any specific opportunities, you think need to be considered if Victoria develops policy for grouped dwellings:

1. these would be a great option for seniors, we are living with an ageing population after all. Also people looking for more affordable options. we all cant afford to build mega homes.
2. There should be a maximum of grouped dwellings, and there should be enough space for parking.
3. I would like to see this type of housing designated to one zoning area.
4. Once again may be opportunity but protect the Central historic core of the village
5. It would destroy the unique charm of the village.
6. As stated earlier, lot size, parking and all other aspects need to be considered, as with any building permit moving forward in Victoria.
7. Too urban looking to have attached dwellings.
8. N/a
9. We do not need to accommodate a horde of new people. There is no parking. Our village is already overrun during the summer with more people. These questions you are asking are "loaded" and not objective, i.e. validating the pov that many residents want more options. Who would this new housing attract? Outside investors and some neighbours looking to make a buck by diminishing our unique heritage. Leave our existing architectural character alone! When you start destroying that, no one will want to be here anymore. Or has no one thought of that?
10. Would take away the look and character of the village. If we were in a city the response would be different.
11. Architecture should blend with the village.
12. Definitely need for these structures to be architecturally sympathetic to existing structures... no more structures that are like big pimples on the streetscape of the village.
13. N/A
14. Open to abuse. Ruins the look of the town.
15. We need a strategy for seniors house first. Other groups maybe considered later.
16. Grouped dwellings should also provide common spaces where residents can gather and additional spaces that can be rented for family gatherings.
17. I do not want the core houses torn down and a condo replacing them. Look at downtown Ch'town the old neighborhoods are now luxury condo for speculation.
18. Again, my concern would be that grouped dwellings are made available to seniors and not only used as short-term rentals.

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19. I don't think these should be placed in the central core area as these 4 blocks define the heritage character of the village and should be protected in some way (with a carrot not a stick :))
20. No grouped dwellings in the inner core or surrounding subdivisions.
21. "Again central core needs specific policies due to its historic structures and streetscapes Perhaps central core could be redefined.
22. Parking would have to be considered as well as a minimum percentage green space around the buildings. Water and Sewage requirements would have to be met.
23. Design criteria to blend to the historic feel of the village is important. They are an affordable means for seniors to stay in the community.
24. Water and sewer needs to be at a higher rate
25. Perhaps a senior's home might be appropriate, but otherwise, these are likely to become rental units which would totally alter Victoria's charm--it's draw for both residents and business opportunities.
26. Parking
27. Maybe along the Shore Rd. or @ end of Causeway where cottages are

Q8 General Housing Please share any other thoughts you may have about the topics covered on in this section, or on other options for increasing housing diversity in Victoria:

1. small ground floor units should be allowed to encourage senior and disabled accessibility
2. There is a need for senior housing. Hopefully this will be a part of the new plan.
3. The core of the village should remain as is to maintain charm.
4. I think diversity is key, and all options should be addressed
5. The one and a half storey should be scrapped.
6. We need to be more flexible and move with the changing times.
7. N/a
8. Why do we need to increase housing diversity? Again, this is a loaded question with a predetermined outcome. If I wanted to live in Lunenburg or St. Andrews by the Sea, I'd move there. This is all about greed driven by outside interests. Leave Victoria alone and let people live in peace. That is the opinion of this "engagement participant."
9. None
10. There are several significant historic buildings in the village that need to be saved...if not by the owners that really don't seem interested in maintaining them...due to lack of money or interest..then by the government through preservation grants
11. I would like to be able to open my house as an Air bnb during the summer months
12. I support seniors housing initiatives.
13. Duplexes are a good option for the village.
14. Don't interfere with present rules and regulations. Respect the covenants which were established in the new subdivisions or you will create a great deal of tension animosity, and legal repercussions.
15. I support getting a realistic assessment on undeveloped lots to discourage the speculative nature of those who have purchased those lots.
16. New mobile homes should not be permitted. No building should exceed the height of the Orient Hotel (or maybe less). We want to preserve scale and views.
17. We have a lot of people who own land and homes here and are not residents. We can't control that; but jamming more houses on small lots, removing houses and building 3 story condos is not an answer either. We need to get more creative or we will lose the reason why we all moved here in the first place.
18. I am supportive of affordable housing initiatives for seniors as well as young families, single young people, etc.

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19. "Due to the unique heritage character of structures it would change and possibly destroy what is currently a unique "" village"" to allow multiple housing units in the core. The 4 block grid of central core set up in the early 1800's is unique in the whole province and every effort should be made to consider that when developing / reframing bylaws. "
20. "What about maintenance of structures... ? With some buildings suffering from decay and neglect, even to the appearance of immanent collapse, how can we expect to attract new residents?"
21. Well designed duplexes could work well in Victoria. I would not want to see a townhouse development as that building form was not common to small rural communities.
22. Taller buildings would totally alter the landscape, and again, the "charm" of the village.
23. Uninhabited residencies should not be allowed for more than 1 year
24. A lot of people looking to RENT here - not available - not everyone can rent home or own one.

Q14 Please share any specific concerns, or any specific opportunities, you think need to be considered if Victoria develops policy for short-term rentals:

1. The cost of buying property in Victoria is outrageous, to offset this people need to be able to make a living, short term rentals could offset this cost. Also the short term rental market would realistically only be for three months. Also there is concern about some older properties which are in need of repair in Victoria. If nothing is allowed to be done with these properties by the owners, there is no incentive to fix them up. If these buildings could be rented on a short term basis it could offset some of the cost of fixing them
2. we need a balance between residents being able to make money and the potential for the entire community to be rented out without anyone actually living in our community
3. Only allow short term rentals in commercial zone and a limited amount of permits for B&B's for year round residents. I strongly disagree that there is a current need for additional short term rentals.
4. Need to look at placing a tourism levy if we were to rent out homes - at the moment tourism accommodation operators do not pay provincial or municipal taxes on tourist accommodations but people who run home based businesses do - there is an inequity there which needs to be addressed.
5. If someone is a permanent resident 8 months a year they should be able to rent their residence for the summer. The village can tax their business and this means the village is gaining something from this. It prevents people from buying up properties in the village if you can only rent 1 property out and if it has to be your primary residence for most of the year.
6. That a rental needs to be on same property but not necessarily in the primary residences.
7. I firmly believe Victoria needs a policy for short term rental. That being said, I believe putting restrictions on the # of properties one person owns is a good option. Victoria needs accommodations and allowing short term rental is a win win for home owners and visitors.
8. We absolutely need more accommodations in the village, we need it to support our other businesses.
9. If short term rental people are causing disturbance then the rental should be suspended until a meeting with owner takes place
10. If indeed we want young families to move to Victoria- with our housing prices so high we need to give people opportunities. I agree with residents being able to rent out their home for X amount of time. What we don't want is one person coming in and buying up the houses to rent- we want residents. I think if you can vote here you can rent out your house for X amount of days per year. This will help extremely high costs of housing, property tax, water and sewer and heating because a lot of these homes are highly priced but very cold in the winter due to the heritage old build.

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11. I live here for a quiet life in a beautiful landscape. The assumption in this survey is that increasing "prosperity," intensifying our housing stock, and being open to impacting our architectural heritage are options worthy of consideration. I do not agree with this. This desire for change is driven by greed and outside investors. It would destroy the lifestyle that gives current residents happiness now. We have already seen the stress that short-term rentals are having in Charlottetown: people looking for long-term housing are out on the street.
12. Our current bylaw encouraged more families to move to Victoria. Those year-round villagers are caring for and maintaining our village. If we allow more short-term standalone rentals it will be more attractive for investors and it will become a ghost village. Busy with tourists in the 2 months of summer, no one in the winter.
13. Prefer not to allow STRs unless they are bed and breakfast type operations
14. "I think that short-term rentals in a primary residence should be allowed in residential zone. It would increase the availability without crowding the central core. owner would be present. parking more available. of course must be licensed by tourism. "
15. If not for the development of AIRBNB and other such websites, the traditional bed and breakfast experience would still be the status quo on the island...but, can we expect to shun the internet marketplace that has made possible this type of rental accomodation? How will any of it be enforced? My feeling is that if village homeowners feel the need to open their homes to this marketplace...then let them. This village is so small and being self governed creates undue conflicts and controversies. I agree that the village housing stock should not just be used as AIRBNB accomodations.
16. I'm more concerned with the parking.
17. "I do not want to see any vacant houses! Islanders need places to live. I do not want small tourism operators to have additional fees, but the municipality does need more money so I personally would be happy to support this with a tax if allowed to have short term rentals. If a limit of rentable nights per year, I'd suggest long enough for the shoulder season. Many incoming residents look to airbnb to find winter housing."
18. I think it would provide more business for the shops, restaurants and theatre, and more summer jobs for he young people.
19. We are already experiencing investors who do not live in town hiding behind residents who are "front people" for businesses. This has to stop. There has to be transparency with regard to any investments in businesses in town.
20. There is a concern that extensive commercial holiday lets could dilute year round residents to the detriment of community, changing the character and feel of the village for the worse. However, as a homeowner in the single family dwelling zone, I do not feel I should be prevented from letting a room in my home or my whole home for short lets if I want. We should strive to strike a balance providing freedom of choice for homeowners while protecting the village from becoming a tourist dormitory with a majority of non - resident, business landlords.
21. Council already passed regulation on this in 2016. It is a closed issue.

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22. Consider creating a minimum-stay standard (somewhere between 4 and 7 nights?) to encourage renters who have to answer to the host and community, those who are less likely to create havoc, e.g., drinking parties, and leave. All rental should have to comply with provincial regulations for hosting.
23. We laboured long and hard over this type of rental and I think our Council did a good job. Going forward I do not want any changes.
24. The many and varied problems of the short-term rental market have been widely documented with evidence from municipalities across Canada and worldwide. If our community is to reconsider its ban on such rentals, I strongly urge strict controls and the implementation of a fee structure that returns income directly to our municipality.
25. The evidence is mounting regarding the challenges of integrating STR into communities. We stand to lose more than we gain.
26. I agree with not having professional rental companies coming in and buying up property. But someone who owns a couple properties in Victoria and lives there should be able to do as they wish, especially residents who live there year round.
27. If all homeowners opted for short term rentals (air b&b) we will have a village which has no citizens during the summer months and we will become a village of transients.
28. This pushes the village towards the situation you have in Cavendish- i.e. a ghost town for 9-10 months of the year! It mitigates against having a sustainable community!
29. Worrying that residents will rent out homes and will live elsewhere. Also water and sewer use would be more, this needs to be addressed
30. Short term rentals in a residential neighborhood is a disrespect to the families that live there. The security of knowing who your neighbors are each day is stolen.
31. Short term rentals must have enough parking for guests. The focus for rentals should be families, which will create economic development which will benefit village families as well i.e. play ground equipment, junior sailing courses...
32. Concerns - parking, water and sewage issues, noise Benefits - income for residents Concern - screws property values in favour of income generating properties thereby pricing out young families
33. Until there is an actual shortage of rental space, there is no need to change things. "If it ain't broke, don't fix it."
34. Go by what residents who want to do this using your approach. Not applicable to me. Each will be different no doubt.
35. Let people rent their homes out during tourist season. They are not hurting the hotel or the cottages. Tourists want to stay here a week or two at a time. They love it here,, and they spend money here in the village. The village wants people to come here in the summer but don't seem to want them to have a place to stay. I really don't know what all the fuss is about.

Q18 Please share any other types of standalone businesses you think should be permitted in the Central Core:

1. Bakery, General store/Convenience store
2. Convenience store
3. We need to expand and we should not be limiting any kind of sensible business. If we want the community to thrive for years to come we must encourage growth and new ideas. This village is a tourist destination and we must embrace that and embrace change.
4. Convenience/grocery
5. I'm not sure how you can say yes to one, and no to another.
6. There should NOT be any standalone businesses in the Central Core.
7. Rental of equipment...such as bikes, kayaks, etc.
8. ?
9. Environmental Organizations such as the Watershed or Island Nature Trust.
10. Groceries, drug store, etc. We are missing a lot of services in the village.
11. There should be no standalone businesses next to residential subdivisions. [Identifying information omitted]
12. The problem here is that homes are being converted to businesses as residents die. Some people have sheds that are businesses, one person has a driveway tent. Creativity is Core. Having a business is a good thing, but it should not overwhelm the residential population with traffic and constant flow of people.
13. I presume existing businesses would be grandfathered in. Also I think the Orient Hotel is actually listed as a B&B with the province. Please clarify with the owners.
14. This question is unfair.
15. I believe that there's more enough business in Victoria during summer months, winter month.businesses are needed
16. Wine bar or brew pub.
17. Schools i.e. Cooking or Art. Victoria could become a artist colony.
18. grocery / foodstuff store, bicycle, sports equipment rentals, photographers, fish market, butcher shop, ride share
19. none
20. Grocery/Butcher

Q19 Please share any other comments you may have on commercial uses in the Central Core:

1. The reality is victoria is a tourist town for four months of the year. People who have chosen to make victoria home also need to be able to make a living.
2. my concern is that business opportunities will be monopolized by people who do not live in the community
3. There should be a good mix or balance of commercial standalone businesses and home businesses. The residents with home businesses are more community sensed than commercial standalone businesses.
4. Concerns about noise pollution with commercial properties - should ban the use of music being played on the decks of commercial properties - not sure if you need a specific section to address noise pollution in general but feel it is particularly important in the central core area where you have a mix of residential and commercial properties.
5. Any proposed change to accommodate commercial use in the CC must reflect the heritage of the village.
6. Many things make up a healthy community. As soon as we start limiting commercial uses we are limiting our thinking and opportunities. We will miss out on the ability to attract young people and families. People need opportunity and a reason to live here. Let's give them a reason to put down roots and make a life here.
7. Have parking to back up business needs
8. Reviewing the zoning map raises questions about how zones were allocated.
9. We need commercial uses, the core in any place is business/ residents. Victoria needs the commercial tax for longevity/ sustainability. This also goes back to giving people opportunity to growth for the Village. If we are talking the next 15 years for Victoria and not the next 5-7 we need to encourage community growth with strong business that will bring residents here to build Victoria.
10. Standalone commercial businesses should be in the Commercial Zone where they belong. Let people enjoy the tranquility of their homes in the Central Core. Again, this is all about greed. Victoria is already becoming "Disneyland" with hordes of tourists wandering down the middle of the road as if they were in a theme park. We do not need any more efforts to destroy the unique character of our village.
11. I think the current balance of stand alone commercial units and residential commercial operations is good. We should put a limit on the amount of stand alone commercial units, but don't ban them.
12. A limited total number of stand alones. Residential businesses should be resticted to residents. Not summer residents.
13. The need for public parking is dire. Maybe a seasonal shuttle service via trolley would be a consideration...horse and buggy? Especially on the days when it is so busy in the summer
14. Garbage from Restaurants!!!

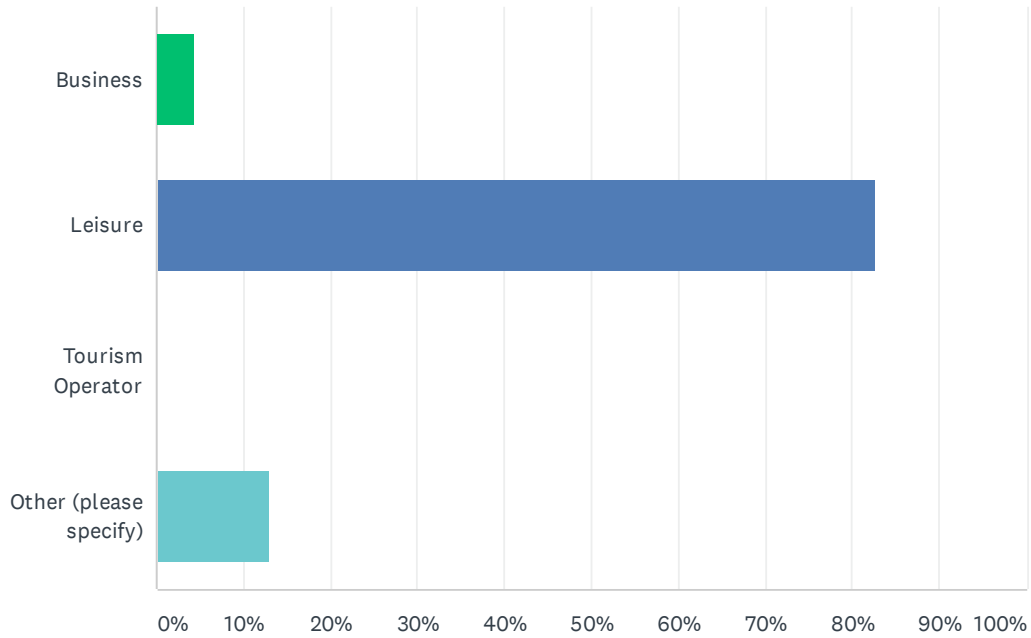
Victoria Vision 2035 Key Issues Feedback

15. Many of the central core buildings are not suited for mixed use operations and space is limited. Subdivision residents would likely be happy to have offices or shops in the core but the buildings are mostly not suitable if there is a mandatory residential component.
16. Victoria has a 4 month busy season, and the remaining 8 months is quiet. A heavier commercial presence for those 4 months to fund the remaining 8 is not a bad thing.
17. The "Central Core" for many years, did not include ANY portion of the subdivision that encompasses Russel and Lyman Streets. Again, this was likely change pd at a time we were glad to dissociate ourselves from nasty local politics. And again, there no reason why any if the plots that were sold as part of the subdivision should even be designated "Central Core". I've heard tell the justification has something to do with the sewer system. That doesn't make a shred of sense— we are not even connected to their sewer.
18. Residents that wsh to sell should not be denied a fair market price as this would be severely limited if you did not allow a commercial business to consider your property.
19. Do NOT permit automotive services or other uses that are likely to create nuisances such as noise or odors (even the cooking smells from the restaurants are hard to take sometimes)
20. Artists are the shock troops of gentrification. Pretty soon the artists will have to move to more favourable pastures and the others will be here alone.....
21. I would prefer there to be a limit on stand-alone businesses operated by individuals/ corporations not residing in the municipality.
22. the unique character of the village core is due in large part to the small cultural home based businesses which have developed in the past 30 yrs. galleries, artisan studios, cafe, chocolate factory, theatre. Small cultural industries should be encourages and supported. They create employment, fulltime residency and attract visitors to the community.
23. By definition, B&B's require that the owner of the property live in the house
24. Need to limit number and nature of businesses or the balance will be upset. Victoria could quickly become a haven for oportunists and lose its current appeal for both residents and visitors. Overtourism is already just a step away. Traffic congestion is one indicator.
25. I believe that there is more than enough business in the Core
26. Encourage establishments that promote community members to gather socially. Everything doesn't have to close at dusk!
27. Properties used for commercial purposes must be well maintained.
28. none
29. Dormant/ uninhabited premises should be not be allowed 1 year max
30. Bylaws should be changed so if a person has a nice place, he or she can rent it out to tourists. There aren't enough accommodations for tourists her in village, and they love to stay here in the village. They go to the shops, restaurants, theatre and spend money here. Isn't that what the village wants?

Appendix 2: Visitor Survey Results

Q1 What is the primary purpose of your trip to Victoria?

Answered: 23 Skipped: 1



ANSWER CHOICES	RESPONSES
Business	4.35% 1
Leisure	82.61% 19
Tourism Operator	0.00% 0
Other (please specify)	13.04% 3
TOTAL	23

#	OTHER (PLEASE SPECIFY)	DATE
1	Home	8/22/2019 3:01 PM
2	[irrelevant information omitted]	8/21/2019 5:27 PM
3	Visit Friends	8/20/2019 12:26 PM

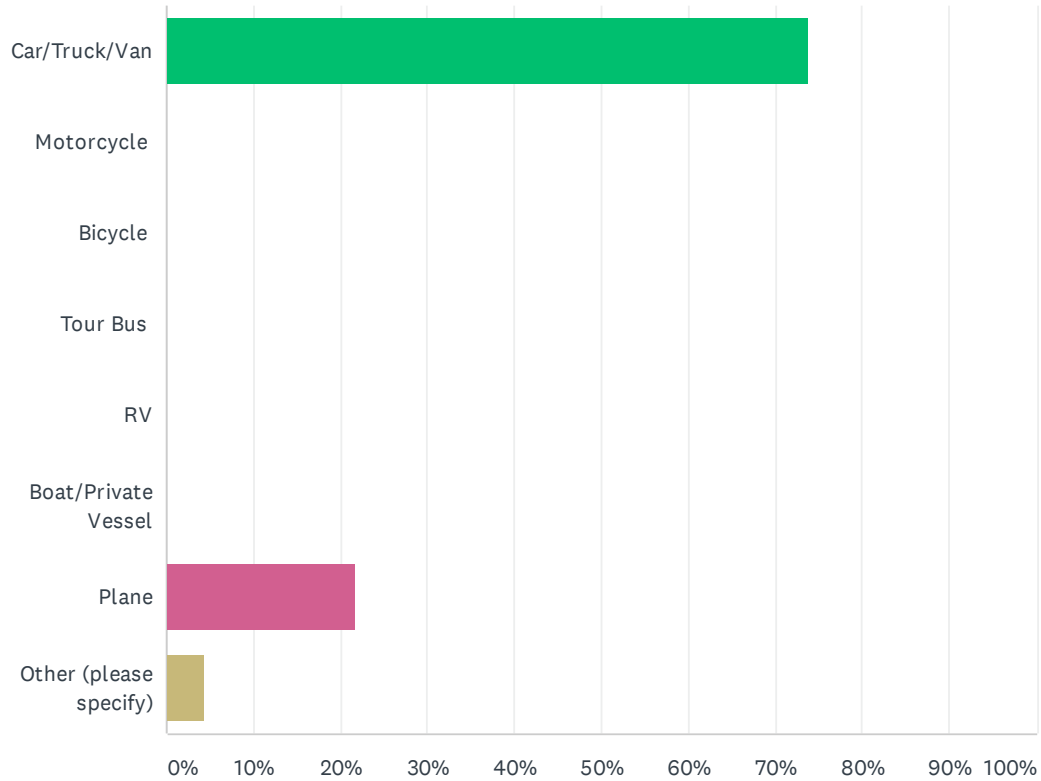
Q2 How many people including you are in your party? Please enter a numerical value.

Answered: 21 Skipped: 3

#	RESPONSES	DATE
1	2	8/28/2019 8:09 PM
2	2	8/23/2019 2:37 PM
3	5	8/22/2019 8:59 PM
4	2	8/22/2019 3:01 PM
5	1	8/21/2019 5:27 PM
6	1	8/21/2019 12:12 PM
7	1	8/21/2019 11:20 AM
8	8	8/21/2019 8:37 AM
9	2	8/20/2019 7:01 PM
10	6	8/20/2019 5:32 PM
11	4	8/20/2019 4:14 PM
12	2	8/20/2019 2:10 PM
13	4	8/20/2019 12:37 PM
14	1	8/20/2019 12:26 PM
15	2	8/20/2019 11:14 AM
16	5	8/20/2019 10:52 AM
17	4	8/20/2019 8:26 AM
18	2	8/20/2019 6:21 AM
19	6	8/19/2019 8:53 PM
20	2	8/19/2019 7:33 PM
21	4	8/19/2019 5:44 PM

Q3 How did you arrive in Victoria?

Answered: 23 Skipped: 1

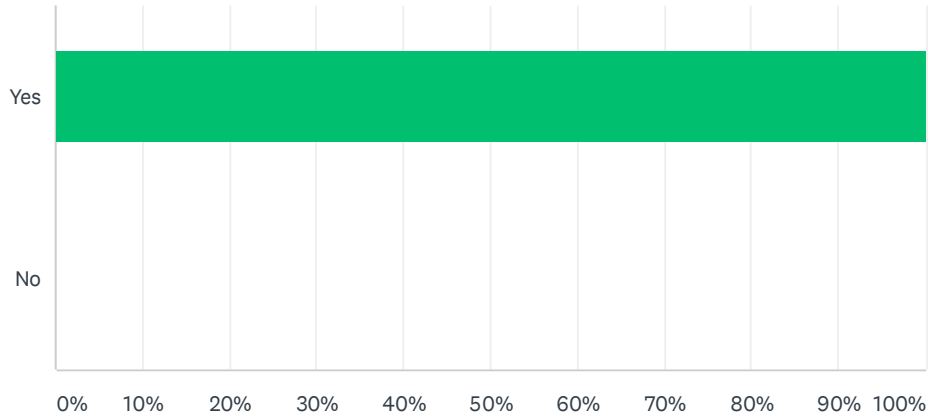


ANSWER CHOICES	RESPONSES
Car/Truck/Van	73.91% 17
Motorcycle	0.00% 0
Bicycle	0.00% 0
Tour Bus	0.00% 0
RV	0.00% 0
Boat/Private Vessel	0.00% 0
Plane	21.74% 5
Other (please specify)	4.35% 1
TOTAL	23

#	OTHER (PLEASE SPECIFY)	DATE
1	[irrelevant information omitted]	8/21/2019 5:27 PM

Q4 When you arrived in Victoria, were you able to find your destination easily?

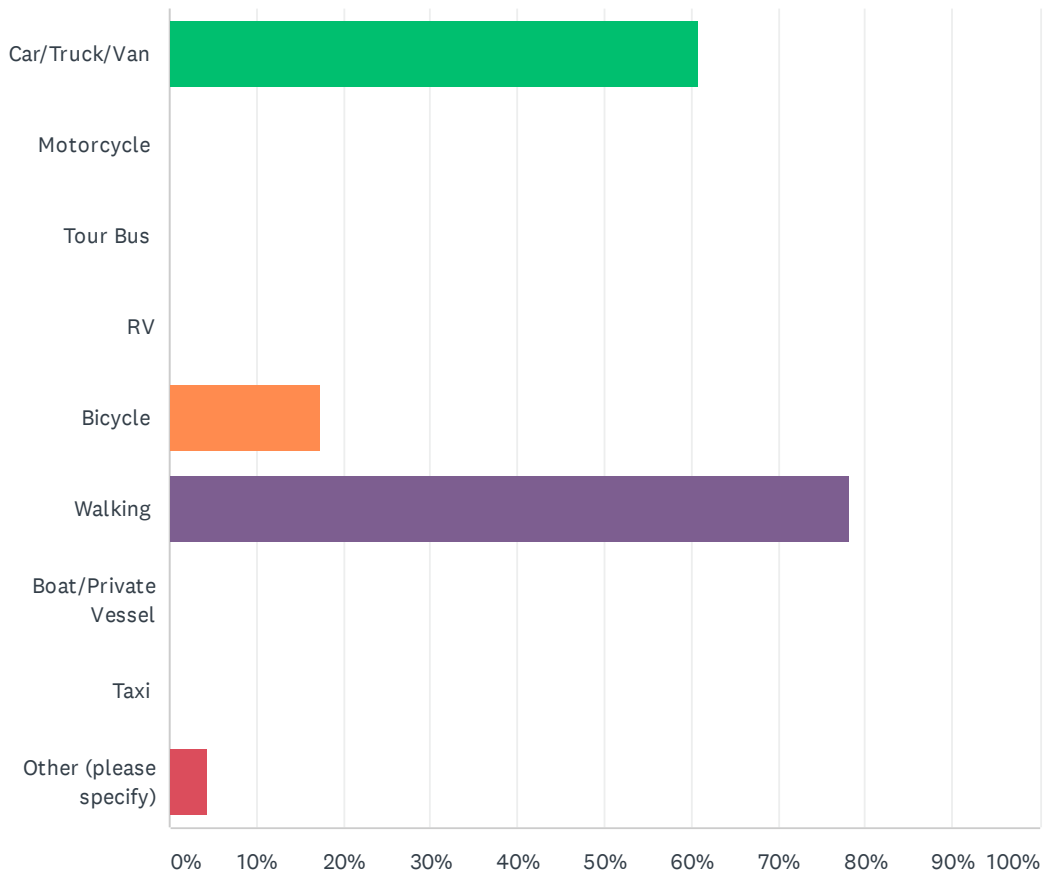
Answered: 23 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	100.00%	23
No	0.00%	0
TOTAL		23

Q5 How did you get around during your time in Victoria? Check all that apply.

Answered: 23 Skipped: 1

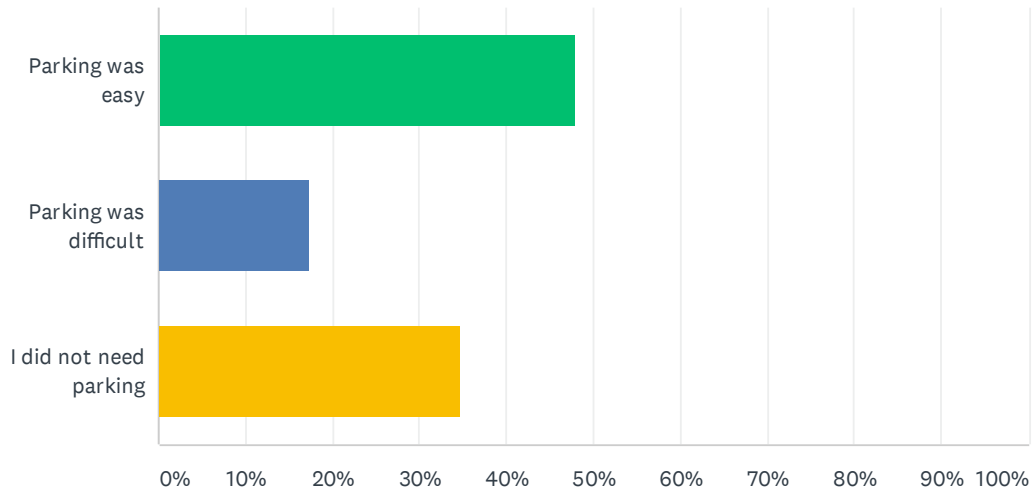


ANSWER CHOICES	RESPONSES
Car/Truck/Van	60.87% 14
Motorcycle	0.00% 0
Tour Bus	0.00% 0
RV	0.00% 0
Bicycle	17.39% 4
Walking	78.26% 18
Boat/Private Vessel	0.00% 0
Taxi	0.00% 0
Other (please specify)	4.35% 1
Total Respondents: 23	

#	OTHER (PLEASE SPECIFY)	DATE
1	[irrelevant information omitted]	8/21/2019 5:27 PM

Q6 What was your experience with parking within Victoria?

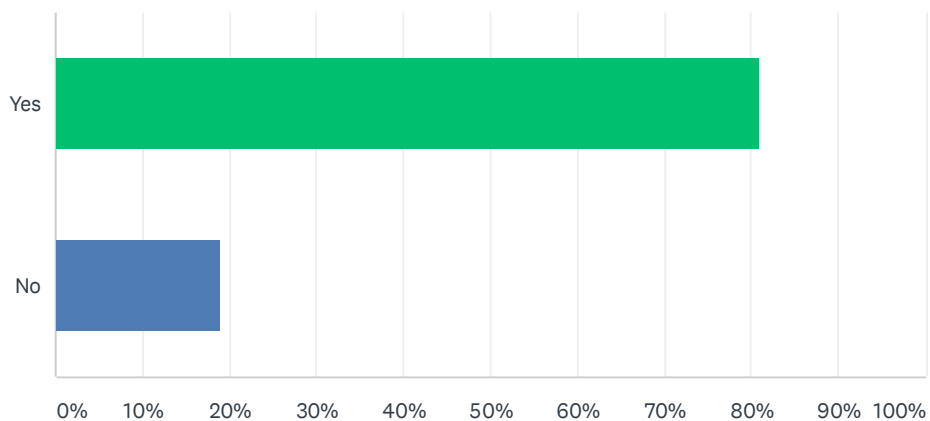
Answered: 23 Skipped: 1



ANSWER CHOICES	RESPONSES
Parking was easy	47.83% 11
Parking was difficult	17.39% 4
I did not need parking	34.78% 8
TOTAL	23

Q7 Did your party stay overnight in Victoria at all during your visit?

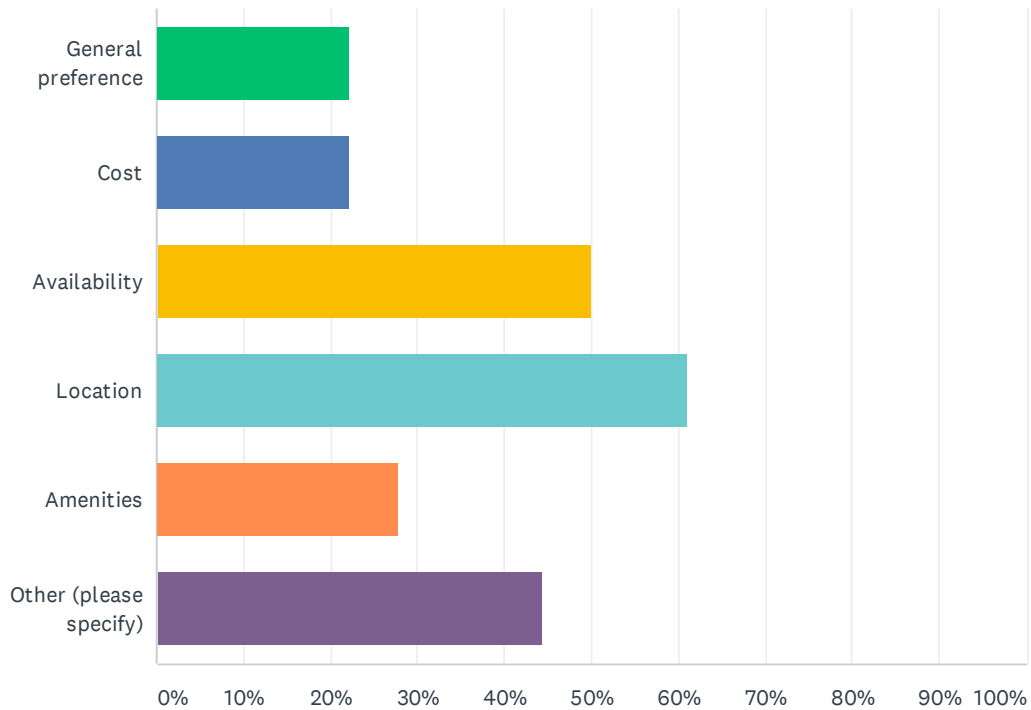
Answered: 21 Skipped: 3



ANSWER CHOICES	RESPONSES
Yes	80.95% 17
No	19.05% 4
TOTAL	21

Q8 What contributed to your choice for accommodations? Check all that apply. Please skip if you did not stay overnight in Victoria.

Answered: 18 Skipped: 6

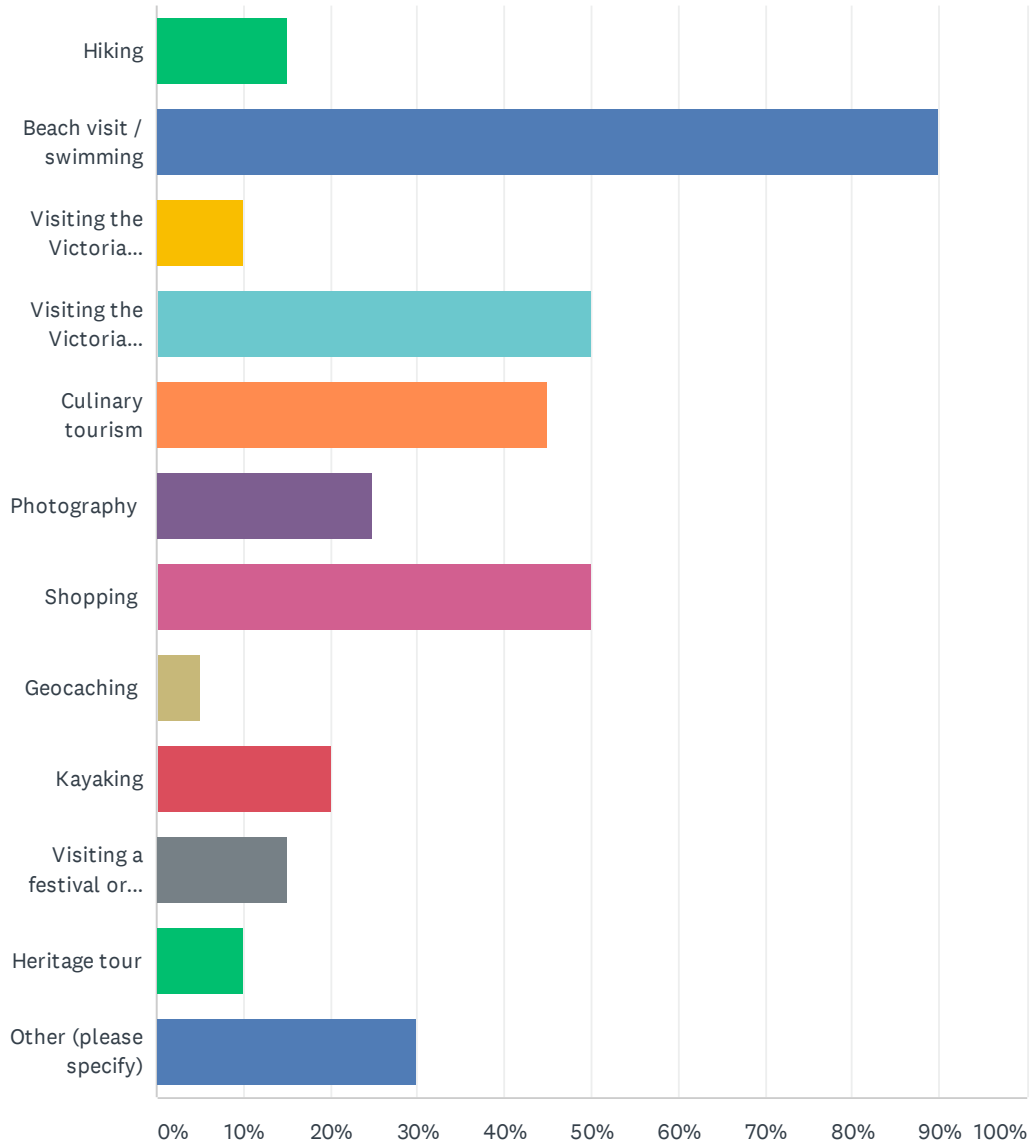


ANSWER CHOICES	RESPONSES
General preference	22.22% 4
Cost	22.22% 4
Availability	50.00% 9
Location	61.11% 11
Amenities	27.78% 5
Other (please specify)	44.44% 8
Total Respondents: 18	

#	OTHER (PLEASE SPECIFY)	DATE
1	Friends, the character of Victoria (small town, great local restaurants, art and craft shops, the beauty and low-key nature of the town.	8/28/2019 8:12 PM
2	[irrelevant information omitted]	8/21/2019 5:28 PM
3	Stayed with family	8/21/2019 12:13 PM
4	no availabilty	8/21/2019 11:20 AM
5	Friends	8/20/2019 7:01 PM
6	Friend's Home	8/20/2019 12:27 PM
7	Prior knowledge	8/20/2019 10:44 AM
8	Friends	8/19/2019 7:33 PM

Q9 When planning your trip to Victoria, which types of activities did you hope to accomplish? Check all that apply.

Answered: 20 Skipped: 4



ANSWER CHOICES	RESPONSES	
Hiking	15.00%	3
Beach visit / swimming	90.00%	18
Visiting the Victoria Seaport Museum	10.00%	2
Visiting the Victoria Playhouse	50.00%	10
Culinary tourism	45.00%	9
Photography	25.00%	5
Shopping	50.00%	10
Geocaching	5.00%	1

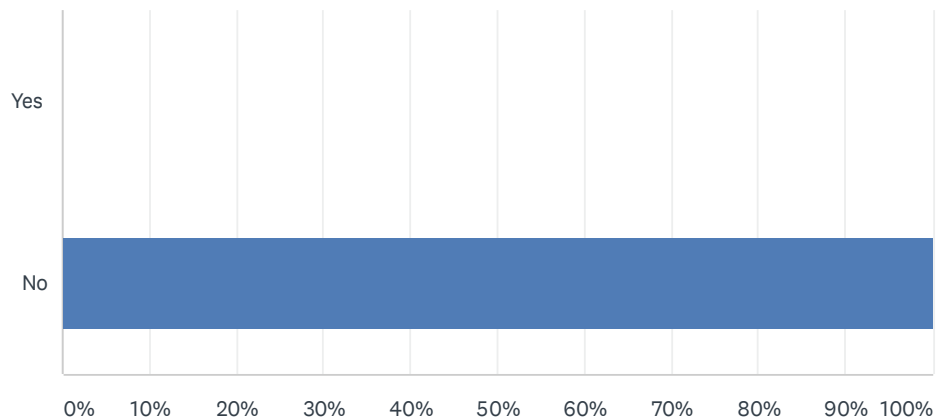
Rural Municipality of Victoria Visitor Survey

ANSWER CHOICES	RESPONSES
Kayaking	20.00% 4
Visiting a festival or special event	15.00% 3
Heritage tour	10.00% 2
Other (please specify)	30.00% 6
Total Respondents: 20	

#	OTHER (PLEASE SPECIFY)	DATE
1	The art shops	8/28/2019 8:13 PM
2	Visit friends	8/23/2019 2:39 PM
3	[irrelevant information omitted]	8/21/2019 5:29 PM
4	Dining	8/20/2019 7:01 PM
5	Walking around neighborhood and Charlottetown	8/20/2019 12:38 PM
6	Visiting Family	8/20/2019 12:19 PM

Q10 Did you or anyone in your party encounter any accessibility barriers during your time in Victoria?

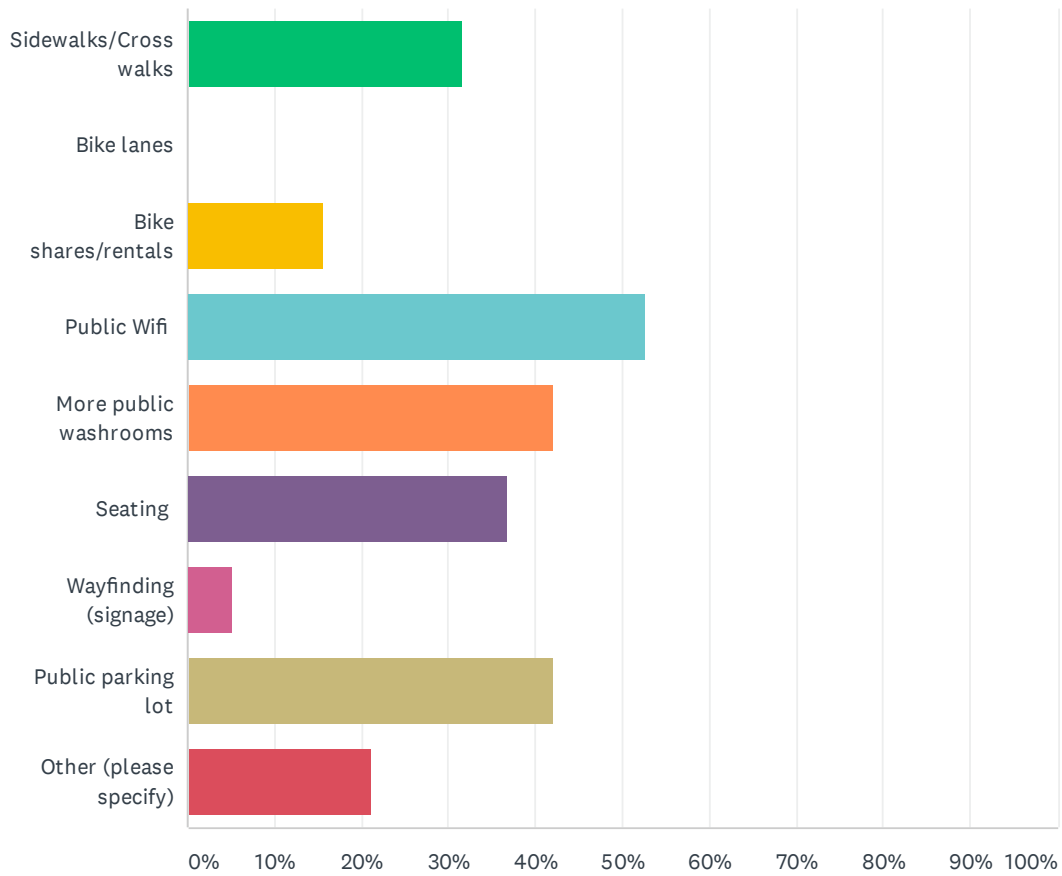
Answered: 20 Skipped: 4



ANSWER CHOICES	RESPONSES
Yes	0.00% 0
No	100.00% 20
TOTAL	20

Q12 What infrastructure improvements in Victoria would make it a better tourist destination? Check all that apply.

Answered: 19 Skipped: 5



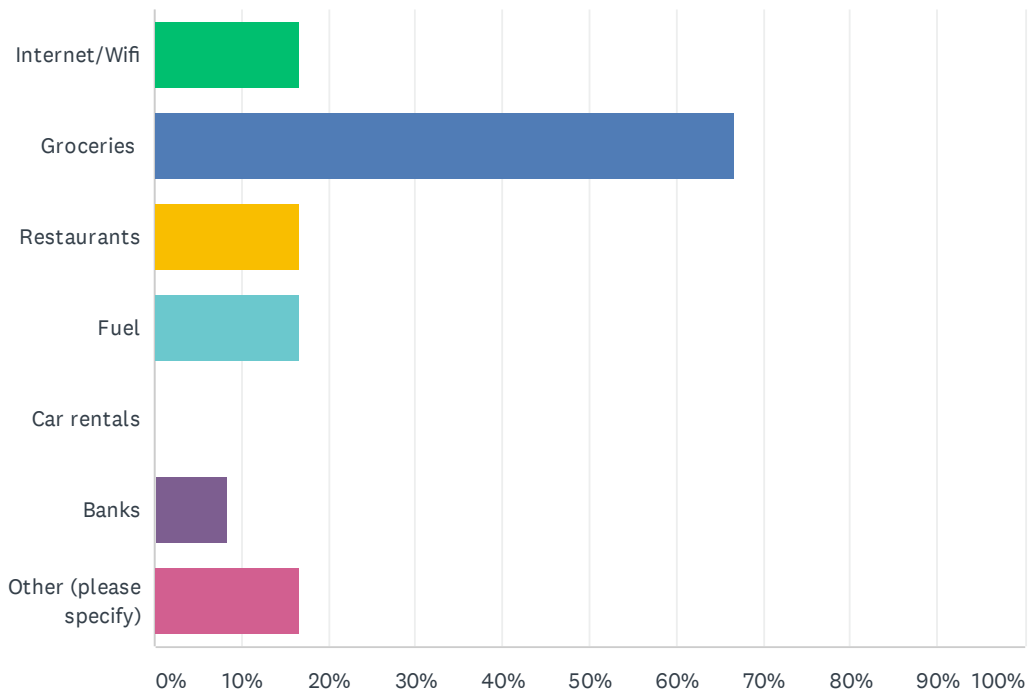
ANSWER CHOICES	RESPONSES	
Sidewalks/Crosswalks	31.58%	6
Bike lanes	0.00%	0
Bike shares/rentals	15.79%	3
Public Wifi	52.63%	10
More public washrooms	42.11%	8
Seating	36.84%	7
Wayfinding (signage)	5.26%	1
Public parking lot	42.11%	8
Other (please specify)	21.05%	4
Total Respondents: 19		

Rural Municipality of Victoria Visitor Survey

#	OTHER (PLEASE SPECIFY)	DATE
1	I didn't want for any of these.	8/28/2019 8:14 PM
2	[irrelevant information omitted]	8/21/2019 5:30 PM
3	information about different aspects of Victoria, all available in one place	8/20/2019 4:18 PM
4	More green space	8/20/2019 10:50 AM

Q13 Were there any goods or services that you had difficulty finding in Victoria? Check all that apply.

Answered: 12 Skipped: 12



ANSWER CHOICES	RESPONSES
Internet/Wifi	16.67% 2
Groceries	66.67% 8
Restaurants	16.67% 2
Fuel	16.67% 2
Car rentals	0.00% 0
Banks	8.33% 1
Other (please specify)	16.67% 2
Total Respondents: 12	

#	OTHER (PLEASE SPECIFY)	DATE
1	[irrelevant information omitted]	8/21/2019 5:30 PM
2	Fresh Fish Market	8/21/2019 11:22 AM

Q14 What attracted you to Victoria?

Answered: 19 Skipped: 5

#	RESPONSES	DATE
1	It's village character	8/28/2019 8:15 PM
2	Friend's residence.	8/23/2019 2:40 PM
3	Scenery, restaurants, shops	8/22/2019 9:09 PM
4	[irrelevant information omitted]	8/21/2019 5:31 PM
5	Always wanted to spend more time in PEI, Victoria is close to the water with shops and restaurants and I had family I could stay with.	8/21/2019 12:19 PM
6	General awarenessd	8/21/2019 11:24 AM
7	Been visiting since 1955	8/20/2019 7:03 PM
8	Love the location!	8/20/2019 5:35 PM
9	It was recommended as being a unique little village by our PEI personal tour guide	8/20/2019 4:21 PM
10	The history, genealogy, quaintness,peace and quiet.	8/20/2019 2:13 PM
11	Central location to travel through out PEI	8/20/2019 12:39 PM
12	Friends who own a summer house in Victoria	8/20/2019 12:38 PM
13	Family, beauty, quietude, non-touristy life	8/20/2019 12:23 PM
14	Jeanine of Beach Rose Cottage	8/20/2019 11:17 AM
15	Its beauty, heritage buildings, theatre and artisan shops, restaurants, sea view	8/20/2019 10:56 AM
16	Location, small village near the water.	8/20/2019 10:54 AM
17	playhouse, shops, art galleries, older homes	8/20/2019 6:26 AM
18	Family	8/19/2019 8:55 PM
19	Friends raved about it	8/19/2019 7:34 PM

Q15 Is there anything that you feel could improve Victoria as a tourist destination? Please explain.

Answered: 11 Skipped: 13

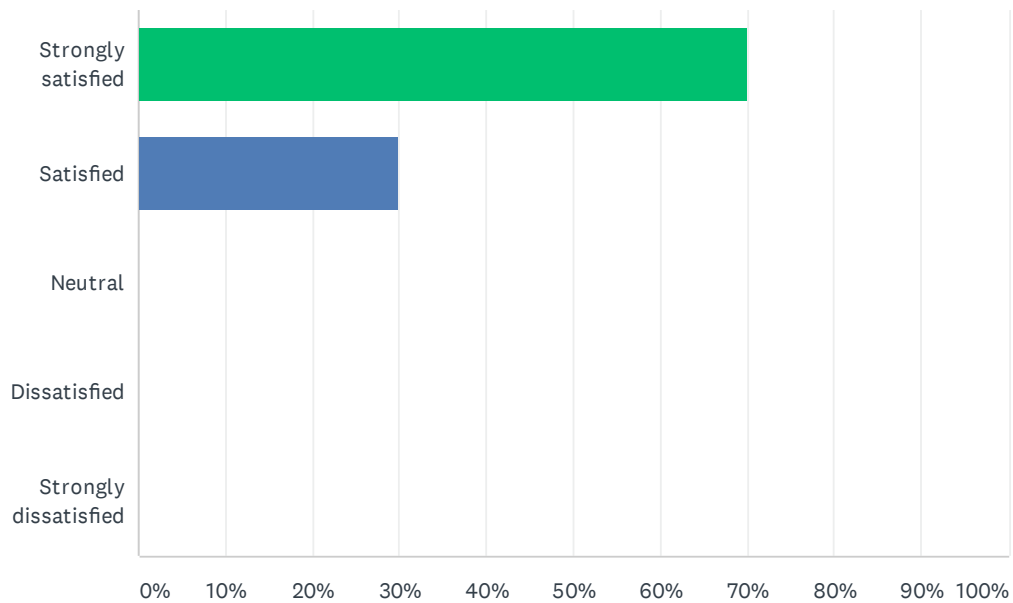
#	RESPONSES	DATE
1	No. Keep it the way it is.	8/28/2019 8:15 PM
2	[irrelevant information omitted]	8/21/2019 5:31 PM
3	More accommodation options Refresh/renewal of vacant buildings - main street has 1/2 a block of run down buildings	8/21/2019 11:24 AM
4	Perfect!	8/20/2019 7:03 PM
5	More tourist information of other attractions on the island	8/20/2019 5:35 PM
6	If you want more tourists (not sure if that is a goal) then perhaps make sure that all the unique features are highlighted on PEI tourism site. We thoroughly enjoyed our week stay in Victoria, so it would be a pity to spoil it with too much commercialism.	8/20/2019 4:21 PM

Rural Municipality of Victoria Visitor Survey

#	RESPONSES	DATE
7	No	8/20/2019 2:13 PM
8	No. It's a magical place as is.	8/20/2019 12:38 PM
9	Bike rental	8/20/2019 12:23 PM
10	Victoria is lovely as a small sea-side village. If it continues to become busier and busier during the summer, with hamburger joints and stores that can be found anywhere, it will lose its charm.	8/20/2019 10:56 AM
11	more accommodations	8/20/2019 6:26 AM

Q16 How satisfied are you with your trip to Victoria?

Answered: 20 Skipped: 4



ANSWER CHOICES	RESPONSES	
Strongly satisfied	70.00%	14
Satisfied	30.00%	6
Neutral	0.00%	0
Dissatisfied	0.00%	0
Strongly dissatisfied	0.00%	0
Total Respondents: 20		