

7. RESIDENTIAL - HOUSEHOLD AND INCOME MIX

ISSUES

Is this area suitable for households with small children? Would enough children be accommodated to make it practical to provide schools and desirable children's services?

Should the City seek to achieve housing in Coal Harbour suited to a range of household types and incomes, including moderate and low income, or should the population mix be left to the developer and the market?

Are there other groups for which a special target proportion of Coal Harbour housing is appropriate?

FACTS

In Vancouver, housing for households with young children is expected to have size, design and accessibility characteristics different than housing for households without young children. These traits are described in the Council-approved publication "Guidelines for High Density Housing for Families with Children".

About 60% of G.V.R.D. and 25% of City households contain children. About 50% of downtown workers live in households with children.

About 50% of the dwelling units on the south shore of False Creek are suited to households with children. About 33% of the dwelling units are occupied by households with children. In the market sector about 12% of the households have children.

In the West End about 5% of the total dwelling units are occupied by households with children.

If the same target household and income mix were applied as have been approved for Pacific Place (see below) and the same estimating formula used (.45 elementary school students per non-market family unit and .20 elementary school students per market family unit), there could be about 200 elementary students in the Coal Harbour area (based on a total of 2700 units). Assuming, however, present and future potential residential development in the 'West End North' area (north of Robson Street, including the Georgia/Alberni Corridor and Golden Triangle areas), about 70 additional elementary students could result in a total of about 270 elementary students in the longer term. About 200 students are needed to support a full-service K-7 elementary school, with about 125 - 140 students required for a K-3 school annex.

The closest elementary school is Lord Roberts at Cardero and Comox, approximately one kilometer away. The school has some potential for an increase in enrollments, and could accept up to 150 more students if required and if present class size conditions remain constant. Potential growth in the West End could take up 50 of these spaces by the time Coal Harbour is built. Recent changes recommended by the Royal Commission on Education (e.g. dual entry kindergarten program) could also affect elementary school enrollment and demands on educational services in the West End/downtown core area, that would have impacts on Coal Harbour. It should also be noted that these schools are fully utilized for other V.S.B. programs, such as ESL courses, and space would have to be found elsewhere to accommodate these programs should additional elementary classes need to be provided.

A 'core-needy household' is a low income household: 1. Whose income lies in the lowest 40% of the range of incomes in the City of Vancouver for its type of household; and 2. Which must spend 30% or more of its gross income to acquire adequate and suitable housing at the lower end of market rental housing rates.

About 40% of the city's rental units are occupied by core-needy households.

About 20% of all households are core-needy households.

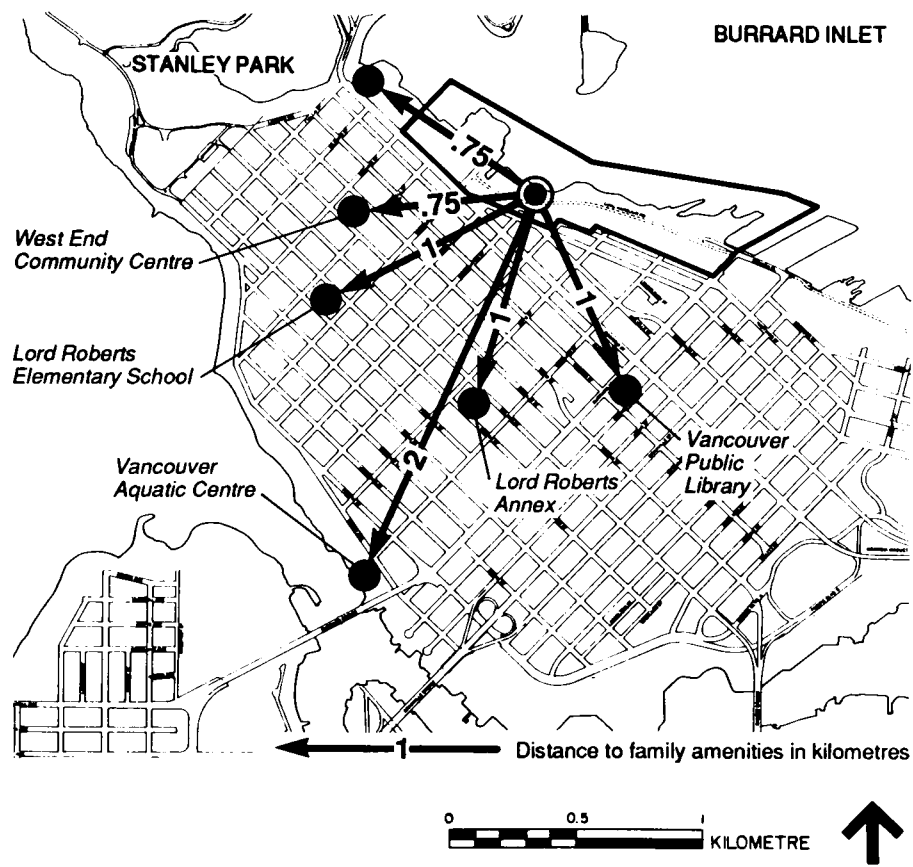


Figure 10. Family-oriented Amenities Context Map

PAST POLICY

- None applicable. The draft CWD ODP recommended in 1978 had no specific population mix policies.

POLICY

SOCIAL DIVERSITY

Achieve a diversity of household types and incomes, including seniors, households with children, special needs, singles and couples, in each Coal Harbour community while recognizing that this diversity will vary by area based upon site characteristics.

HOUSEHOLD MIX

Overall, achieve a minimum of 25% of the units as suitable for households with children, and establish an area target of housing enough families with young children to support at least a K-3 school annex located on the Marathon site.

INCOME MIX

Achieve housing for households of low and moderate incomes as well as higher incomes.

Overall, achieve a minimum of 20% of the dwelling units on-site in each major development area to be available to core-needy households under the non-market programs, with 50% of the core-needy to be for households with young children.

Allow for payment-in-lieu alternatives to non-market housing mix on the escarpment sites along Pender Street where because of their small size it is not practical to provide these units, as determined by the City.

Non-market housing should be equitably distributed throughout each major development area and integrated into each neighbourhood.

Non-market housing funding for Coal Harbour should represent a net gain in funding and unit allocation over that provided by current funding levels. Senior levels of government should be encouraged by the City to develop appropriate new and/or increased programs to achieve this.