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## 5. RESIDENTIAL - HOUSEHOLD AND INCOME MIX

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### ISSUES

- Should the City seek to achieve housing suited to a range of household types and incomes or should the population mix be left to the developer and the market?

### FACTS

- In Vancouver, housing for households with children is expected to have size, design and accessibility characteristics different than housing for households without children. These traits are described in the Planning Department publication "Housing Families at High Densities".
- 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.
- If 25% of the units on the north shore were suited to households with children, two elementary schools could be supported, one in the east and one in the west. This is based on the following assumptions: units oriented to families without children have an average density of 150 units per acre; units oriented to families with children have an average density of 70 units per acre; and 10% of all the units are available to core-needy households with children. With the same assumptions, about 45% of the units on the southeast shore would need to be suited to households with children to support an elementary school in that area.
- "Core-needy households" are those which spend more than 30% of their gross income on a dwelling unit suited to their basic needs based on market rents. "Low-income households", as defined in the North Park Official Development Plan, are those which lie in the lowest two quintiles (2/5) of the range of incomes in the City of Vancouver for the types of households to which they belong. Given the current relationships between incomes and rents, low-income and core-needy are approximately equivalent in terms of income but core-needy is a more useful definition because it ties together incomes, household types and market rents. In addition, core-needy is the concept now used by CMHC and B.C. Housing Management Commission.
- About 40% of city rental units are occupied by core-needy households. About 20% of all city households are core-needy households. About 23% of the units on the south shore of False Creek are occupied by core-needy households.

### PAST POLICY

- 1972-74 - 25% families; 15% seniors; 25% couples; 35% singles; 33% low-income(not targeted).
- 1981-82 - 27% family units; 7% seniors', disabled and special care units; 67% singles' and couples' units; 27.5% targeted low-income units.
- 1983 (Staff Response to B.C.Place) - 14% family units; 86% units for others; 19.4% targeted low-income units.
- North Park - 25% family units; 15% seniors' units; 20% couples' units; 30% singles' units; 20% targeted low-income units.

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## POLICY - PRINCIPLES

- Ensure that a diversity of household types and incomes, including seniors, households with children, special needs, singles and couples, is achieved in each False Creek community while recognizing that this diversity will vary by area based upon site characteristics.
- Non-market housing should be widely dispersed throughout this site and integrated into each neighbourhood.
- Non-market housing funding for the north shore of False Creek 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 achieve this.
- Ensure that enough dwelling units suited to households with children are built in various areas of the basin to support elementary schools and the other community needs of children living there.

## POLICY - SPECIFIC TARGETS

- A minimum of 25% of the dwelling units to be built on the north shore of False Creek should be suitable for households with children. The portion in specific areas may vary based upon site characteristics.
- Develop specific household mix targets for the southeast shore when the amount of land to be devoted to residential use is decided.
- A minimum of 20% of the dwelling units to be built in the False Creek basin should be available to core-needy households with 50% of these for households with children.