

NEW HOUSING



Vision participants looked at the future housing needs of ARKS residents including young singles and couples, families with kids, and seniors. Some, like singles and couples, prefer apartments or rental suites in houses. Families with children want the features of single family homes like bigger units, private yards, basements, and individual front doors – but at an affordable price. Many couples whose children have left home also want these features and continue to stay in their single family homes.

Demand for New Housing

By 2021 ARKS existing residents will create about 1,250 (8%) more households – today’s children will grow-up and maintain their own households, some couples will separate and become two households. Most importantly, there will be a significant increase in the number of mature households as the baby boomers age. All of this would take place without any migration into ARKS. Of course, people will continue to move to Vancouver from elsewhere and some will move into ARKS, causing additional demand for housing.

Mismatch Between Supply and Demand

Today there is capacity for only a few types of additional housing units in the community. Very few additional single family lots are available and only 3-5% of single family houses have suites. With the recent changes to single family zoning, additional rental suites are allowed in all of the single family areas in the community. Some apartments can also be built along the major arterial streets and above stores in the commercial areas. In total, the capacity under existing zoning stands at over 3,200 more housing units, meeting the overall future housing demand. However, about two thirds of those housing units are rental suites in single family houses (usually in the basement) and one third in additional apartments (mostly above shops). Most future demand is from mature house-holds who typically prefer ‘ground-oriented’ units (e.g. with ready access to a front or rear yard) but not in the form of a basement suite – so there is a mismatch between demand and supply under existing zoning.

Vision participants suggested some additional types of housing needed by residents in the future – infill, duplexes, cottages, four-plexes/six unit villas, traditional and courtyard rowhouses, along with apartments (four storey, six storey, and twelve storey). All these housing types would typically provide units at a lower cost than a new single family house. Excluding apartments, all would offer features similar to those of a single family house (e.g. ‘ground-orientation’). In addition to meeting the changing housing needs of existing residents, it was felt that regional sprawl would be reduced by providing additional housing opportunities in Vancouver.

Development Cost Levies and Community Amenity Contributions

Development Cost Levies (or DCLs) are charged on most new development, including residential projects. The revenue collected helps to finance parks, daycare, transportation, and replacement (social/non-profit) housing needed to serve the growing number of residents and employees.

Community Amenity Contributions (or CACs) refer to contributions from private rezonings which help address growth costs, area service deficiencies, and/or other community needs, on top of DCLs. On larger sites CACs are typically negotiated as part of the rezoning process and on smaller sites they are calculated on a 'flat rate' (i.e. dollars per square foot) basis.

Addressing Possible Impacts of New Housing

Vision participants generally felt that there was a need for new types of housing that are better suited to meeting future housing demands within the community. However, residents were concerned about possible impacts of additional housing such as increased traffic and parking demands, loss of neighbourhood character, and the need for more transit service. Impacts on community facilities and amenities were also a concern. As a result, each proposal for a new housing type has been made conditional on an assurance that potential impacts would be addressed prior to changes in zoning to allow new housing.

The Directions on new housing options which follow have been divided into two sections. The Directions first focus on several housing types. Then a variety of possible locations are described. Combining various options for new housing types and locations results in the potential for different numbers of new units.

15 New Housing Types

Infill

Description: A smaller second home on a lot, usually behind the main house. Also called a 'coach house' or 'granny flat'. Units are usually strata-titled but may be rental. Usually the garage is on the main floor with the infill dwelling



Small lot infill example

above. Size and height are regulated by zoning but they usually look like a small one and a half or two-storey house located at the rear lane. On wider lots (50' or more) it is possible to build infill while keeping the existing home. However, on smaller lots, the side yards of existing houses are often not wide enough to provide the required fire-fighting access. As a result, small lot infill is most feasible when built with a new main house.

Status: Infill is already allowed in parts of ARKS such as the First Shaughnessy District. It has also been permitted for over 20 years on lots 50' or wider in Kitsilano (north of West Broadway), and in Mount Pleasant (east and south of City Hall).

Attractive to: Young people, small families, older singles and couples, and seniors who want access to a yard and are comfortable with stairs.

15.1 Allow More Infill

Not Approved (Uncertain)

Housing variety should be increased in ARKS by allowing more infill housing than is currently permitted, provided it is:

- designed to fit into the single family area, with good landscaping
- provided with adequate community facilities (parks, schools, etc.) and services for the additional population
- accompanied by a plan to address any parking and traffic impacts.

Percent Agree 56%/55%

People's Ideas...

- prefer fee simple (individual ownership) to strata title (with common property and strata council))
- desirable for keeping heritage buildings
- can allow extended families to live close together

Comment: This Direction did receive majority support in the general survey, but was .3% short of the required support in the random survey to be classified as Approved. In the random survey,

More Planning and Consultation Before Changes

For Vision Directions proposing a new housing type or location, a rezoning would be required before the new housing could be built. More detailed planning with community involvement would take place before the rezoning occurred. This planning would deal with precise boundaries where new housing types would be permitted, phasing development over time, traffic and parking impacts, fire-fighting access, the need for additional services and facilities (including parks), developer contributions, etc.

An example of how more planning and consultation about housing would take place is provided by the Kensington – Cedar Cottage (KCC) Community Vision. The KCC Community Vision contains Directions supporting duplexes, fourplexes, sixplexes, and rowhouses to address future housing needs. After the Vision was approved by Council, City staff refined these housing types with advice from a Housing Area Working Group (made up of local residents and property owners). Locations for new housing, zoning, design guidelines, and improvements to community connections and greening were also dealt with. In a subsequent community survey, residents and property owners supported building duplexes, 'small houses', and rowhouses near Kingsway and Knight. Based on this, a Kingsway and Knight 'Housing Area Plan' was drafted and later approved by City Council. The zoning to allow the housing types has been approved by Council.

the Direction received substantially more agree votes than disagree votes (2 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion when additional housing planning occurs in the community.

Duplexes

Description: A duplex provides two units on a parcel of land. Each unit can be individually owned. Since each half of a duplex uses less land and is smaller than a new single family house, they are more affordable than a new single family home. The units may be side-by-side, front-to-back, or up-and-down. Duplexes provide many of the features of a single family home including yards, individual entrances, garages, and enough floorspace to meet the needs of a family.

Status: Duplexes are currently permitted on a few lots in ARKS and are common in other areas like Kitsilano (north of West Broadway).

Attractive to: Families, couples, and parents whose children have left home.



Duplex example

15.2 Allow More Duplexes

Not Approved (Uncertain)

Housing variety should be increased in ARKS by allowing more duplexes than are currently permitted, provided they are:

- designed to fit into the single family area, with good landscaping

- provided with adequate community facilities (parks, schools, etc.) and services for the additional population
- accompanied by a plan to address any parking and traffic impacts.

Percent Agree 56%/54%

People's Ideas.

- allow duplexes as they exist now in single family areas and do not disturb character
- need more single family houses and duplexes

Comment: This Direction did receive majority support in the general survey, but did not receive high enough agreement in the random survey to be classified as Approved. In the random survey, the Direction received substantially more agree votes than disagree votes (1.9 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion when additional housing planning occurs in the community.

Cottages or Small Houses on Shared Lots

Description: Two or three 33' lots developed together to accommodate between four and eight free-standing homes. Units could be individually owned. The units facing the street would have shorter front yards (16' versus the usual 24') than for a typical single family house. A walkway between the front units would provide fire-fighting access to the rear units. Rear units would be constructed over the area typically used for a garage and extend into the rear yard. A driveway from the lane could go between the rear units to a central 'carriage court' and a parking space for each unit. Each cottage or small house would have an individual entrance, front porch, private outdoor space, and could range in size from about 1,000 to 1,700 square feet. They would provide many of the features of a single family home, including being free-standing and having a size suitable for families.

Status: A new housing type in the city, recently approved in the Kingsway and Knight 'Housing Area Plan'.

Attractive to: Especially attractive to families with children, two income couples, parents whose children have left home, and seniors who are comfortable with stairs.

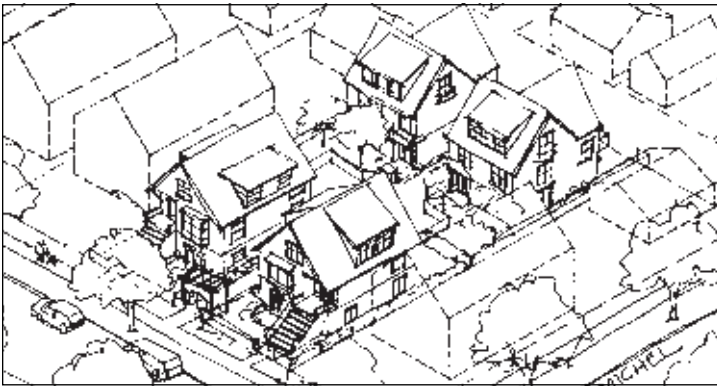
15.3 Allow Some Cottages or Small Houses on Shared Lots

Not Approved (Uncertain)

Housing variety should be increased in ARKS by allowing some cottages or small houses on shared lots, provided they are:

- designed to fit into the single family area, with good landscaping
- provided with adequate community facilities (parks, schools, etc.) and services for the additional population
- accompanied by a plan to address any parking and traffic impacts.

Percent Agree 53%/54%



Small houses on shared lots example



Fourplex example (see Direction 15.4)

People's Ideas...

- redevelop large sites into cottages with green courtyard
- increases affordable/low cost housing opportunities
- gain some advantages of single family housing (e.g. good design features) with some loss of privacy

Comment: *This Direction did receive majority support in the general survey, but was .9% short of the required support in the random survey to be classified as Approved. In the random survey, the Direction received substantially more agree votes than disagree votes (1.9 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion when additional housing planning occurs in the community.*

Fourplex and Villas (six units)

Description: Four to six strata-titled units on one 50' lot or six units on two 33' lots. A fourplex is a pair of front-to-back duplexes and would occupy the space usually filled by a single family home (e.g. same 24' front yard depth). A path for fire-fighting access would connect from the street to the rear-facing units. A villa (with 6 units) would be similar, although two upper units (with roof decks/balconies) could be added. All units would feature separate ground access, and ground-level units all provide private outdoor space. All parking would be at the lane. Units would typically range from 1,100 to 1,200 square feet.

Status: A new type of housing in the city.

Attractive to: Smaller families, couples, parents whose children have left home, and seniors comfortable with stairs.

15.4 Allow Some Fourplexes and Villas (six units)

Not Supported

Housing variety should be increased in ARKS by allowing some fourplexes and villas (six units), provided they are:

- designed to fit into the single family area, with good landscaping
- provided with adequate community facilities (parks, schools, etc.) and services for the additional population
- accompanied by a plan to address any parking and traffic impacts.

Percent Agree 40%/42%

People's Ideas...

- must be complimentary to existing neighbourhood character

Comment: This Direction is Not Supported because disagree votes outnumbered agree votes in the general survey. Fourplexes and Villas (six units) will not be brought forward for consideration when additional housing planning occurs in the community.

Traditional Rowhouses

Description: A single row of attached housing units with separate front and rear entrances. The homes may be individually owned or strata-titled. They usually have individual garages or parking areas on the lane. Front yards would have the same depth as a new single family house, building depth could be slightly longer. Each rowhouse unit would be about 15' wide so that six would fit on an assembly of three 33' lots. Each unit would have about 1,200 to 2,400 square feet of floorspace.



Traditional rowhouse example

Status: ARKS has no traditional rowhousing.

Attractive to: Families with children, established couples, and seniors comfortable with stairs.

15.5 Allow Some Traditional Rowhouses

Not Approved (Uncertain)

Housing variety should be increased in ARKS by allowing some traditional rowhouses provided they are:

- designed to fit into the single family area, with good landscaping
- located in select areas and built as small projects rather than as a widespread replacement for existing housing types
- provided with adequate community facilities (parks, schools, etc.) and services for the additional population
- accompanied by a plan to address any parking and traffic impacts.

Percent Agree 45%/49%

People's Ideas...

- allow no more than 4 to 6 dwellings in one rowhouse complex and only one complex per block
- vary setbacks for light, views, gardens, and parking

Comment: This Direction did not receive majority support in either the general or random surveys. In both surveys, the Direction received substantially more agree votes than disagree votes (general survey: 2.3 to 1, random survey: 2.0 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion when additional housing planning occurs in the community.

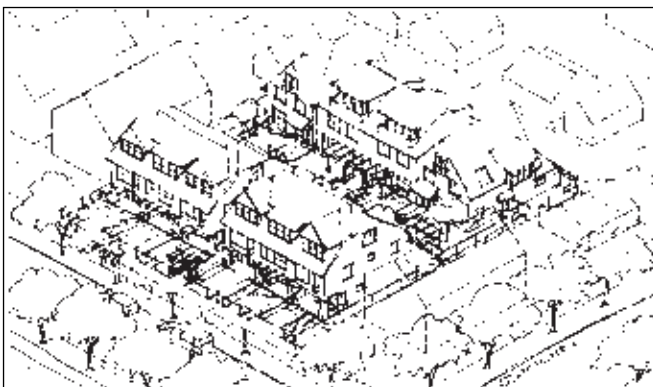
Courtyard or Carriage Court Rowhouses

Description: Two rows of attached units, one row near the street and the other row near the lane, grouped around a common open space. The units would likely be strata-titled. Courtyard rowhouses would have parking for all units in a single row that backs directly onto the lane. Carriage court rowhouses have their parking integrated with each unit, requiring part of the courtyard for car movement. An assembly of three 33' lots could accommodate up to nine units. Both types would have a pathway providing pedestrian/fire-fighter access to the rear units from the street.

Courtyard rowhouses would each feature about 1,000 to 1,600 square feet of floorspace. The front yard would be shorter than for a typical single family house, varying from 12' to 16' (versus 24'). Building depth of front units would be less than for a new single family home. The courtyard would typically be about 30' deep. Rear units would be built partly above the garage and partly in the area required for a rear yard in new single family homes. Carriage court rowhouses would be similar except the courtyard would be divided into private open space and maneuvering space for cars (which could be finished in pavers to make it more attractive).

Status: Both types would be new to the city.

Attractive to: Families with children, established couples, and seniors who are comfortable with stairs.



Courtyard rowhouse example

15.6 Allow Some Courtyard or Carriage Court Rowhouses

Not Approved (Uncertain)

Housing variety should be increased in ARKS by allowing some courtyard or carriage court rowhouses, provided they are:

- designed to fit into single family areas with good landscaping
- located in select areas and built as small projects rather than as a widespread replacement for existing housing types
- provided with adequate community facilities (parks, schools, etc.) and services for the additional population
- accompanied by a plan to address any parking and traffic impacts.

Percent Agree 46%/46%

People's Ideas...

- shared courtyard very attractive for kids to play in safely
- preferred by older singles and couples who spend more time at home and place a higher value on outdoor space

Comment: *This Direction did not receive majority support in either the general or random surveys. In both surveys, the Direction received more agree votes than disagree votes (general survey: 1.4 to 1, random survey: 1.4 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion when additional housing planning occurs in the community.*

Four Storey Apartments

Description: Four storey apartments generally feature smaller, lower cost units (than apartments of more than four storeys). Units may be rental or strata-titled. Each unit is usually on a single level and accessible by elevator.

Status: ARKS has existing four storey apartments along Oak (between 16th and King Edward) and near 41st, and around Kerrisdale Village and the Arbutus Shopping Centre.

Attractive to: People just entering the housing market, singles, small families, and seniors who are no longer willing or able to maintain a single family home and are uncomfortable with stairs.

15.7 Allow More Four Storey Apartments

Not Approved (Uncertain)

Some additional four storey apartments should be permitted in ARKS, provided they are:

- designed to be compatible with adjacent residential and commercial buildings, with good landscaping
- located in select areas and built as small projects rather than a widespread replacement for existing housing types
- provided with adequate community facilities (parks, schools, etc.) and services for the additional population
- accompanied by a plan to address any parking and traffic impacts.

Percent Agree 42%/41%

People's Ideas...

- redevelop apartments in areas where current housing has no redeeming features (i.e. lack of green space, poor design, poor construction)
- good for seniors-supported living (e.g. with daily meal program, an emergency monitoring and response system, help with house-keeping and laundry, and social and recreation activities)

Comment: *This Direction did not receive majority support in either the general or random surveys. In both surveys, the Direction received more agree votes than disagree votes (general survey: 1.1 to 1, random survey: 1.1 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion when additional housing planning occurs in the community.*

Six Storey Apartments

Description: Six storey apartments offer a range of unit sizes and costs. Because of their increased height, some units enjoy views. Units may be rental or strata-titled. Each unit is usually on a single-level and accessible by elevator.

Status: ARKS has some six storey apartments around Arbutus Shopping Centre and the RM-3 zoning around Kerrisdale Village permits this type of apartment.

Attractive to: People just entering the housing market, singles, small families, and seniors who are no longer willing or able to maintain a single family home and are uncomfortable with stairs.

15.8 Allow More Six Storey Apartments

Not Supported

Some additional six storey apartments should be permitted in ARKS provided they are:

- designed to be compatible with adjacent residential and commercial buildings, with good landscaping
- located in select areas and built as small projects rather than as a widespread replacement for existing housing types.
- provided with adequate community facilities (parks, schools, etc.) and services for the additional population
- accompanied by a plan to address any parking and traffic impacts.

Percent Agree 28%/29%

People's Ideas...

- good for seniors' housing in areas near neighbourhood centres
- can lead to increased accessibility (with the provision of elevators) with increased density
- increase the amount of green space with increased density

Comment: This Direction is Not Supported because disagree votes outnumbered agree votes in both the general and the random surveys. Six storey apartments will not be brought forward for consideration when additional housing planning occurs in the community.

Twelve Storey Apartments

Description: Twelve storey apartments could offer a range of unit sizes and cost. Because of their increased height, many units enjoy views. Units may be rental or strata-titled. Each unit is usually on a single level and accessible by elevator.

Status: ARKS has ten to twelve storey apartments around Kerrisdale Village. This type of housing is also found in parts of South Granville (north of 16th).

Attractive to: People just entering the housing market, singles, small families, and seniors who are no longer willing or able to maintain single family homes and are uncomfortable with stairs.

15.9 Allow More Twelve Storey Apartments

Not Supported

Some additional twelve storey apartments should be permitted in ARKS provided they are:

- located in select areas, and generally part of a major rezoning
- designed to be compatible with adjacent residential and commercial buildings, with good landscaping
- provided with adequate community facilities (parks, schools, etc.) and services for the additional population
- accompanied by a plan to address any parking and traffic impacts.

Percent Agree 26%/27%

People's Ideas...

- need lots of surrounding green space
- allow with some public benefit (e.g. daycare centre, social services, or seniors daycare centre)
- concern about blocking views and shadowing

Comment: This Direction is Not Supported because disagree votes outnumbered agree votes in both the general and the random surveys. Twelve storey apartments will not be brought forward for consideration when additional housing planning occurs in the community.

Any New Housing Types

This section described the housing types which Vision participants felt would be attractive to existing ARKS residents as they age and their housing needs change. In order to get a clear reading of the number of people who are interested in some type of new housing in the community, this Direction asked if the respondent supported (somewhat or strongly) at least one of the housing types in Directions 15.1 – 15.9

15.10 Any New Housing Types

Several new housing types have been described in this section. Did you support any of the new housing types (In-fill, Duplexes, Small Houses or Cottages on Shared Lots, Fourplexes and Villas, Traditional Rowhouses, Courtyard or Carriage Court Rowhouses, Four storey Apartments, Six storey Apartments, and Twelve storey Apartments) in the Directions listed above?

Percent supporting at least one new housing type 47%/54%

Comment: This Direction is not classified as Not Approved (Uncertain) because it refers to the previous Directions rather than asking a specific policy question. It is interesting that respondents under-reported their support for at least one housing type since 56%/55% supported Infill (15.1).

Independent Living BC (ILBC) Program

The province, through BC Housing, facilitates the Independent Living BC program in partnership with the federal government, regional health authorities, and the private and non-profit sectors. Seniors with lower incomes and people with disabilities are able to rent the ILBC units for 70 per cent of their after-tax income. This covers their accommodation, meals, personal care and hospitality services, such as housekeeping, laundry, recreational opportunities, and a 24-hour response system. BC Housing provides housing subsidies to those who qualify for the ILBC program and the health authorities fund the personal care services.

Seniors' Housing

Long term community residents frequently want to stay in their neighbourhood as they age. They know the local shops and services, have friends nearby, and want to stay near their doctors and dentists. Vision participants suggested housing options which would allow older residents to stay in the community when they are no longer able or willing to look after a single family home. In addition to the types housing outlined in the previous Directions, options include additional traditional apartments and smaller scale seniors' homes (including conversion of larger older homes). These projects would be purpose-built for seniors and some would provide for different levels of care.



Louis Briar seniors' housing

15.11 Seniors' Housing

Approved

Some small developments designed for seniors should be considered near parks, shopping, transit, and services to allow seniors to stay in the community as their housing needs change.

Percent Agree 78%/82%

People's Ideas...

- need seniors' assisted living and extended care in close proximity to services
- locate near shops, coffee houses, etc.
- need more seniors' accommodation: low-income, rental

Seniors' Housing Rezoning

The strong community support for Vision Direction 15.11 will likely lead to individual 'site specific' rezonings. That means when a group organizing housing for seniors finds a site, they would apply for rezoning to permit their project. Each rezoning would require consultation with neighbours prior to being considered by City Council.

Boundaries Approximate

The boundaries of the areas set out on the maps as possible locations for new housing types are approximate. For locations supported by the broad community in the Survey, there would be a planning process involving significant public consultation to determine specific boundaries where new housing types may be permitted.

16 New Housing Locations

Vision participants also looked at the locations which were important for different types of households.

The response to this Survey will be the first step in determining if and where new housing options should be considered in ARKS. For the general locations supported by the community, there will be a subsequent planning process with significant public consultation before asking City Council to consider any broad rezoning from what is currently permitted in the area. The planning process would work with residents to look at the specific types of housing which may be permitted, the demands for community facilities and services generated by any additional population, the plans to address any parking or traffic impacts generated by a possible change, and the more detailed design and siting aspects of new forms of housing.

In each of the Directions listed below, the reasons Vision participants supported the location are given before the choice. Participants tended to support low scale 'ground oriented' housing when located in the midst of single family housing, and higher scale, higher density housing on or near arterial roads or near shopping areas/neighbourhood centres.

New Housing Types on Large Lots

Some Vision participants felt that new housing types should be permitted on large lots. This option would:

- allow change to take place gradually, and on lots which would otherwise likely redevelop to larger single family homes under existing zoning
- provide housing in locations that would be attractive to families with children, working couples, and seniors
- allow more courtyard or yard space for new housing types which place some units near the lane
- leave large areas of single family housing unchanged.

16.1 Allow New Housing Types on Large Lots

Approved

New housing types should be permitted in ARKS on large lots, subject to detailed planning and impact mitigation.

Percent Agree 55%/60%

New Housing Types Around Schools

Schools can be an important focal point for a community. Younger children are generally escorted to school and parents tend to be involved in school events. High schools can be an important location for teen activities. Vision participants developed the option of locating new or additional housing types within a few blocks of schools. This option would:

- provide more housing suitable for families with children in locations with direct access to schools
- make walking to school a more viable option
- meet the needs of single parents
- leave large areas of single family housing unchanged.

16.2 Allow New Housing Types Around Schools

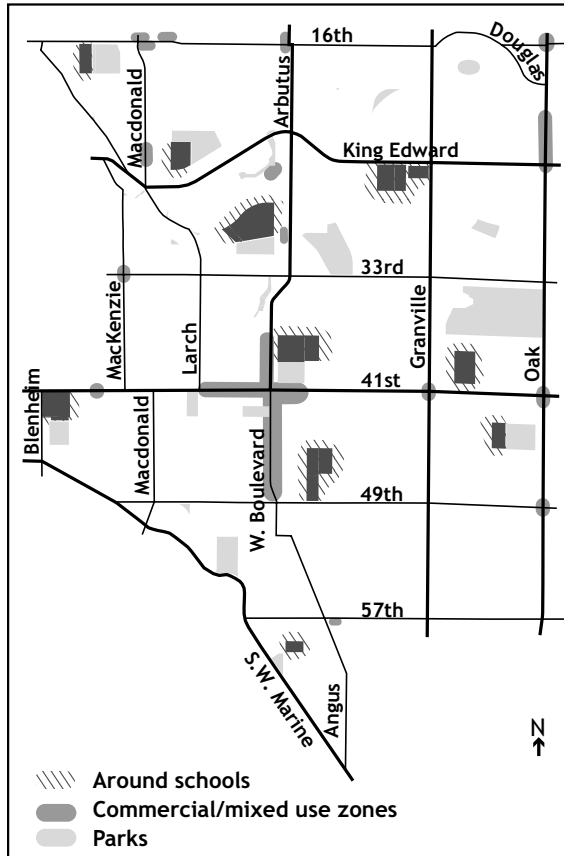
Not Approved (Uncertain)

New housing types should be permitted around schools in ARKS, subject to detailed planning and impact mitigation.

Percent Agree 51%/53%

Comment: This Direction did receive majority support in the general survey, but did not receive the required support in the random survey to be classified as Approved. In the random survey, the Direction received substantially more agree votes than disagree votes (2.1 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion when additional housing planning occurs in the community.

Around Schools



New Housing Types Around Larger Parks

Parks are attractive to most people. Vision participants felt new housing around larger parks would be appropriate when the amount of private open space associated with the new housing type is limited. This option would:

- allow ready access to places where exercise is possible for those living in small dwelling units
- be useful for children’s play which cannot be accommodated in smaller yards
- potentially make community gardens available through conversion from park
- leave large areas of single family housing unchanged.

16.3 Allow New Housing Types Around Larger Parks

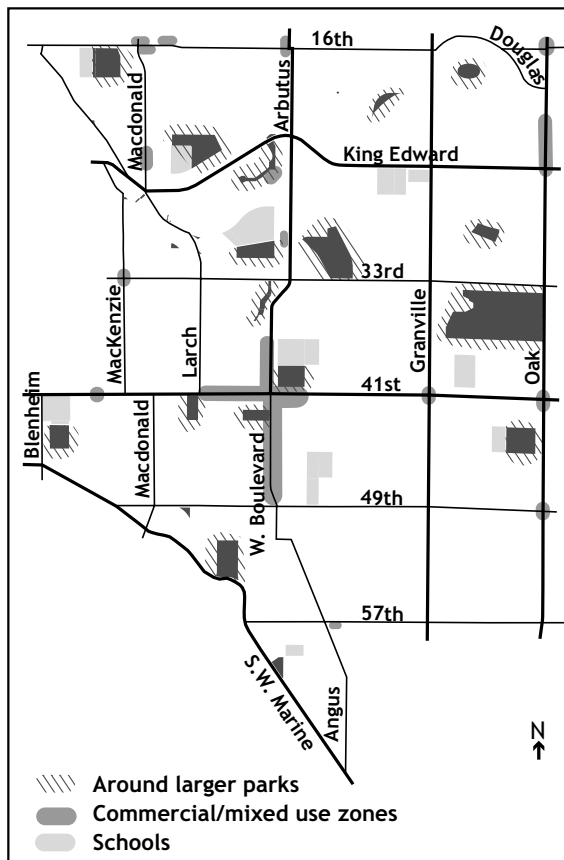
Not Approved (Uncertain)

New housing types should be permitted around larger parks in ARKS, subject to detailed planning and impact mitigation.

Percent Agree 49%/54%

Comment: This Direction did not receive majority support in the general survey and did not receive high enough agreement in the random survey to be considered approved. In both surveys, the Direction received more agree votes than disagree votes (general survey: 1.6 to 1, random survey: 2 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion when additional housing planning occurs in the community.

Around Larger Parks



New Housing Types Scattered Throughout the Single Family Areas

Another location proposed by Vision participants was a broad option: permitting new housing types throughout the single family areas, provided that the new housing was designed to be compatible with adjacent single family homes. The new housing could be limited to ‘clumps’ as small as one half block or to corner locations. Neighbourhoods

would determine the types of housing which are suitable for their area. This option would:

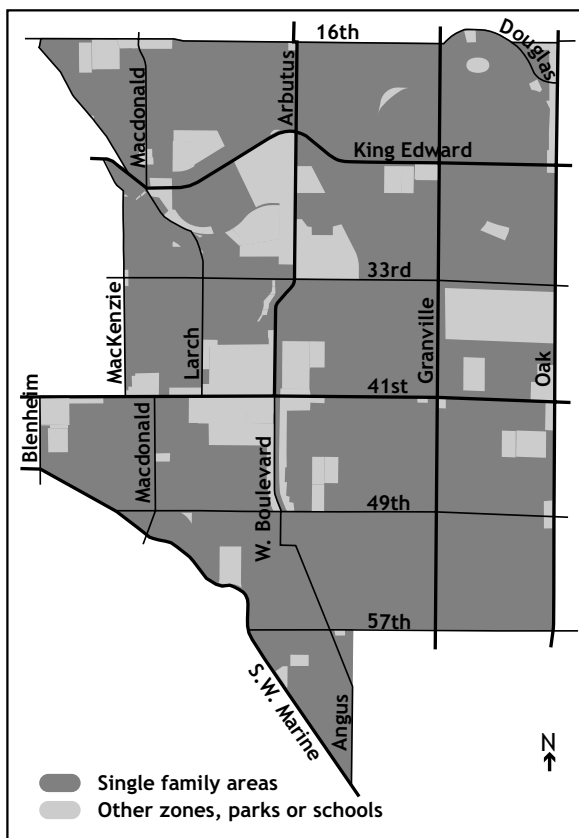
- allow housing which is more affordable than single family housing in a wide variety of locations
- permit more existing owners to redevelop their properties with a housing form which would allow them to stay in their community as they age
- provide housing in locations attractive to families with children, working couples, and seniors
- allow people with different housing needs to live close together (e.g. parents and their grown-up children).

16.4 Allow New Housing Types to be Scattered Throughout the Single Family Areas

Not Supported

New housing types should be permitted in scattered locations throughout the single family areas of ARKS, subject to detailed planning and impact mitigation.
Percent Agree 36%/37%

Scattered Throughout the Single Family Areas



Comment: *This Direction is Not Supported because disagree votes out numbered agree votes in both the general and random surveys. New Housing Types Scattered Throughout the Single Family Areas will not be brought forward for consideration when additional housing planning occurs in the community.*

New Housing Types On or Near Arterial Roads

Most of the arterials in ARKS (Oak, Granville, Arbutus, 41st, Marine Drive, King Edward, and West Boulevard) are lined with single family homes. Some exceptions exist where residential and commercial (mixed-use) zoning is in place along Oak and West Boulevard. Vision participants identified arterials as a location for other housing types to be located on or near. This location would:

- provide convenient access to transit for residents without cars
- provide convenient access by walking, biking, or taking transit to shops and services, especially near the shopping areas
- support local shops and services with additional population
- shield, to some extent, adjacent single family homes from the noise of arterial traffic as the new housing types (with good construction practices like double-glazed windows) and their landscaping act as a buffer
- leave large areas of single family housing unchanged.

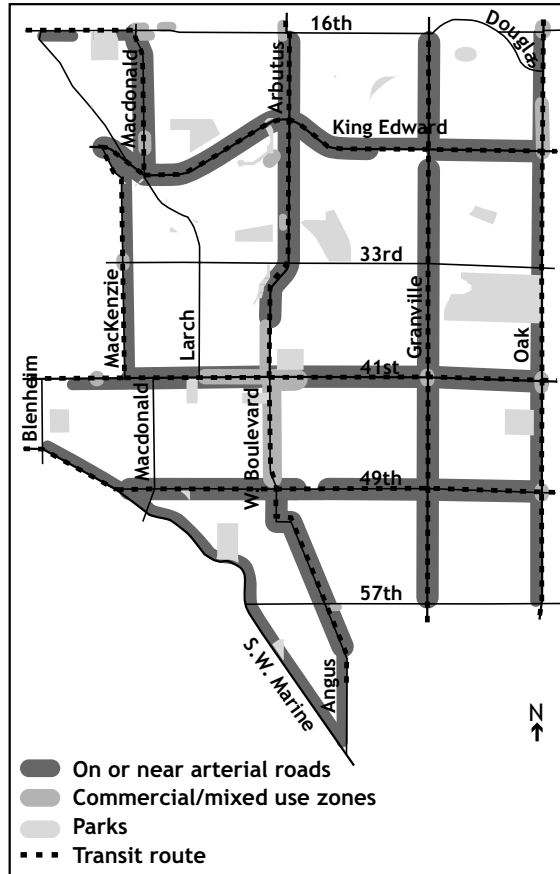
16.5 Allow New Housing Types On or Near Arterial Roads

Approved

New housing types should be permitted on or near arterial roads in ARKS, subject to detailed planning and impact mitigation.

Percent Agree 51%/61%

On or Near Arterial Roads



New Housing Types Near Shopping Areas

A variation of new housing on or near arterial roads is to allow some additional housing near the shopping areas in ARKS. These locations would:

- provide convenient access to transit for residents without cars
- provide convenient access by walking, biking, or taking transit to shops and services
- support local shops and services with additional population
- shield to some extent, adjacent single family homes from the noise of traffic as the new housing types (with good construction practices like double-glazed windows) and landscaping act as a buffer
- leave large areas of single family housing unchanged.

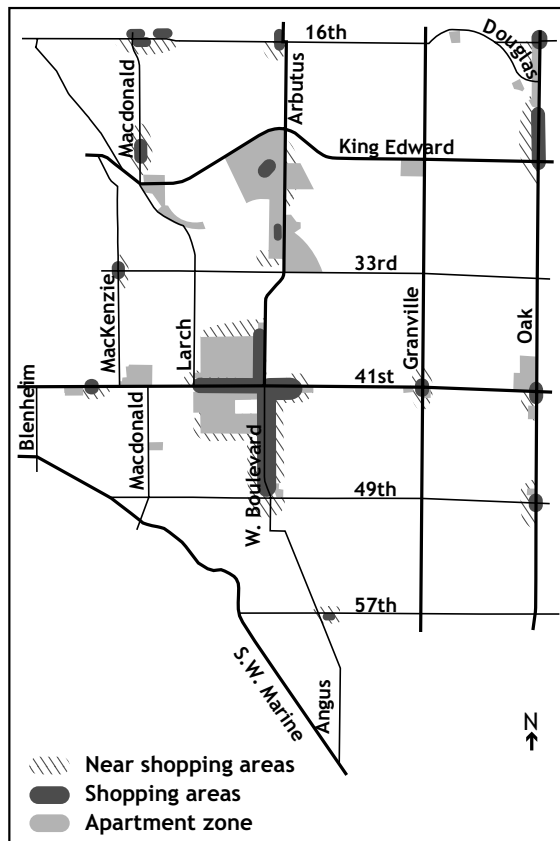
16.6 Allow New Housing Near Shopping Areas

Approved

New housing types should be permitted near shopping areas in ARKS, subject to detailed planning and impact mitigation.

Percent Agree 66%/68%

Near Shopping Areas



Support for New Housing in at least One Location

The Directions above identify locations which Vision participants felt made sense for new housing types to accommodate the changing needs of ARKS residents as they age. In order to get a clear picture of how many people support new housing in any of the locations, this Direction asked if respondents supported any of the locations in Directions 16.1 – 16.6.

16.7 Support for New Housing in at least One Location

Did you support consideration of new housing in any of the locations identified in the Directions above (On Large Lots, Around Schools, Around Parks, Scattered Throughout the Single Family Area, On or Near Arterial Roads, or Near Shopping Areas)?

Percent support at least one housing location 42%/52%

Housing Affordability

Housing affordability was a significant concern of Vision participants. They developed Vision Directions that include proposals for additional conversions, infill, cottages, duplexes, fourplexes, sixplex villas, traditional and courtyard rowhouses, and apartments (of various heights). These Directions would allow housing that meets the changing housing needs of existing residents as they age: the children who grow-up and maintain their own household, and the couples who separate and become two households. The additional units should be more affordable than new single family homes because they use the land more intensively and they are usually smaller. Increasing the supply of housing may also help moderate price increases.

New housing that is built in the normal development market — 'market housing' — is usually not affordable in ARKS except to those with high incomes, regardless of the type of housing it is. The City assists in providing more affordable 'non-market housing' for lower income households in a number of ways:

- directly funding affordable housing with money approved in Capital Plan plebiscites
- leasing City land, in some cases at substantial discounts, to non-profit housing sponsors who build housing funded by the B.C. government
- using housing agreements with developers, where they include lower cost or guaranteed rental suites in their market projects in return for additional density
- using funds from Development Cost Levies to assist in buying land or paying for housing units directly. These non-market projects generally require a site specific rezoning, with community consultation taking place in each case.

New non-market housing directions did not emerge from the workshops but participants did want to reinstate senior government funding for non-market housing.

Comment: This Direction is not given a classification because it refers to the previous Directions rather than asking a specific policy question. It is interesting that respondents under-reported their support for at least one housing location (55%/60% supported New Housing Types on Large Lots, Direction 16.1).

17 Housing Affordability

Housing affordability is a major concern in ARKS. Vision participants were concerned that housing is becoming unreachable for many in the community. This applies to all housing from rental apartments to single family housing. Participants felt that people should be able to stay in the community as they age and that a range of housing is needed to meet the needs of a community of diverse ages, incomes, backgrounds, and occupations.

17.1 Housing Affordability

Not Approved (Uncertain)

The City should urge senior governments to reinstate programs that fund non-market housing and to develop new initiatives that will increase non-market housing in ARKS, including co-ops.

Percent Agree 47%/45%

People's Ideas...

- need larger variety of units, rental and co-ops
- provide more opportunities for families with kids
- need safe, social housing, especially for women and children

Comment: This Direction did not receive majority support in the general survey, and did not receive high enough agreement in the random survey to be classified as Approved. In both surveys, the Direction received more agree votes than disagree votes (general survey: 1.3 to 1, random survey: 1.2 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion in future planning.

17.2 Integrating Market with Non-Market Housing

Not Approved (Uncertain)

Projects or proposals that provide non-market housing should also include a share of market housing.

Percent Agree 43%/40%

People's Ideas...

- ensure no exclusive social housing complexes

Comment: This Direction did not receive majority support in either the general or random surveys. In both surveys, the Direction received more agree votes than disagree votes (general survey: 1.3 to 1, random survey: 1.2 to 1). As a result, this Direction is classified as Not Approved (Uncertain) and remains on the table for consideration and public discussion in future planning.