

# Transcript from Residential Area Workshop #5 Housing - November 25, 2009



**Mount Pleasant**

**Community**  
planning program

The following document is a collection of transcripts of comments made by community participants at the second residential area workshop held on November 25, 2009. The workshop forms part of the Mount Pleasant Community Planning Program [www.vancouver.ca/mountpleasant](http://www.vancouver.ca/mountpleasant). The collections of transcripts cover discussions about four residential areas (North, South, Central, and West) in Mount Pleasant ([see Map](#)).

## How the Transcripts were recorded

Twenty-seven people attended Residential Area Workshop #5. Participants divided themselves into three groups according to the housing type they wished to discuss: Market or Non-Market housing. The workshop started with participants reviewing issues/goals that had been identified in previous community engagements and adding those not already listed. Participants then placed a GREEN dot on the issues/goals that they wanted to discuss, added comments on the appropriateness/adequacy of existing City policy and why. Next participants prioritized which issues/goals that were not being adequately addressed by placing a RED dot next a comment or policy statement. Participants next suggested possible changes or refinements to existing City policy, including possible new policy, to address their key issues/goals. Finally, each group reported out on their key issues and policy discussions to the larger group.

## Understanding the Transcripts

There are three columns outlined on the workshop poster: **Issues/Goals** list comments previously identified by Community Fair and workshop participants and are written in "normal" type; the second column contains existing **City Policy**; and the third column contains **Comments** received from participants at the RAW #5 workshop and are written in "*italic*" type.

The dots at the end of certain comments indicate the number of workshop participants who felt that the comment should be prioritized for discussion to explore any possible policy changes, additions or development.

# Market Housing – Group 1

## Task #1

### *Issues/Goals for Market Housing, and City Policy*

Issues/Goals	City Policy	Comments
<p><b>Development and Density</b></p> <p>Balance between new development and keeping older buildings for affordable housing</p> <p>Replace the cheaply built apartment buildings with well built low to mid rise housing, but watch that as we eliminate rundown buildings that it doesn't lead to gentrification</p> <p>Encourage investment and increase diversity (<i>1 green dot</i>)</p> <p>Work with forward thinking developers</p> <p>Allow more units in existing housing stock</p>	<p><b>EcoDensity</b> includes a focus on more housing affordability, types and choices, including the facilitation of rental housing construction, and the strategic retention and enhancement of rental options.</p> <p>The <b>Rate of Change Policy (Rental Housing Stock ODP)</b> attempts to preserve rental housing by setting the rate of change at 0% and requiring a one-for-one replacement policy for developments involving six or more new dwelling units in Vancouver's apartment zones.</p> <p>The <b>Strata Title and Co-operative Conversion Guidelines</b> require that conversions of six or more rental units (to condominiums) be evaluated in the context of housing requirements in the area, and obtain Council approval.</p> <p>The <b>Rental Housing Strategy (underway)</b> will provide a long term sustainable approach to protect and increase rental stock. The purpose of the strategy is to develop policies and tools to encourage the preservation and expansion of the rental housing stock.</p> <p><b>RM-4 zoning:</b> The intent of the RM-4 zoning is to achieve high quality development and residential livability and to enhance the character and identity of each neighbourhood.</p> <p><b>EcoDensity</b> includes a focus on more housing affordability, types and choices.</p>	<ul style="list-style-type: none"> <li>• <i>Smaller single family units</i></li> <li>• <i>Yes, ultimately the key to housing affordability is more units. Why not increase unit density in RT zones</i></li> </ul>

Issues/Goals	City Policy	Comments
<p>Prepare guidelines for possible pressures from Canada Line to keep or change zoning in areas close to Cambie and Broadway</p> <p>How do you create increased density in an area and also allow families to grow and manage a life in a small space?</p> <p>Less talk more action</p>	<p>The <b>Short Term Incentives for Rental (STIR)</b> program responds to the market rental shortage by providing incentives for developing new market rental housing.</p> <p><b>Secondary Suites</b> are allowed in every detached single family home in the City. <b>Laneway Housing</b> is allowed in RS-1 and RS-5 The RT-5, RT-6, and RM-4 zones permit <b>basements</b>.</p> <p><b>UBC-Line:</b> In January 2008, the Province of British Columbia announced a \$14 billion Provincial Transit Plan, including provisions for high capacity rapid transit serving the Broadway Corridor from Commercial Drive to UBC. A major study — led by TransLink and jointly sponsored and funded by TransLink and the Province — is now underway to determine the best alignment and technology. <b>(1 green dot)</b></p> <p><b>High Density Housing for Families with Children Guidelines</b> address the key issues of site, building and unit design which relate to residential livability for families with children.</p>	<ul style="list-style-type: none"> <li>• <i>Create/allow zoning (in close proximity to SkyTrain stations) to be much more dense – highrise with services and amenities underneath, creating a hub for rental residents and strata owners. (1 green dot)</i></li> <li>• <i>Limit length of parking around stations and major developments</i></li> <li>• <i>Densify around transit hubs e.g. Cambie and 2<sup>nd</sup>, Broadway, like Vancity at Main/Terminal</i></li> <li>• <i>Some residential areas are not as accessible to transit</i></li> <li>• <i>New higher density housing is expensive</i></li> <li>• <i>Integrate market and non-market housing at hubs to assist with re-integration into community</i></li> </ul>
<p><b>Affordability and Diversity of Housing Types</b></p> <p>Provide good balance of housing options</p> <p>Retain/increase supply of affordable housing</p> <p>Real estate costs are too high - housing is not affordable</p> <p>Create incentives for stratas to subsidize a number of their units</p>	<p><b>EcoDensity:</b> Density, design, and land use will be used strategically to facilitate greater housing affordability and diversity by providing more affordable housing choices (sizes, types, finishes, locations and tenures) in every neighbourhood, including more affordable options for households with children, seniors, empty-nesters, singles, students and workforce.</p>	

Issues/Goals	City Policy	Comments
<p>for low income families</p> <p>Keep area affordable, friendly and family oriented</p> <p>Affordable “haven” means diversity, which means viability and humanness</p> <p>Provide a diversity of housing types to accommodate different households (e.g. families, singles, students, seniors) and income levels</p> <p>Provide housing options for families (while densifying) so area doesn’t become a transition area for new families on their ways to the suburbs – e.g. larger units, 3 bedrooms, access to open space</p> <p>Provide more innovative housing <b>(3 green dots)</b></p> <p>A range of housing types, affordability and tenure types creates more stable and diverse communities, and supports a broader range of commercial activity.</p> <p>Housing diversity includes seniors housing: build more, to allow aging in place. Consider 16<sup>th</sup> Ave (close to hospital, transit, churches and stores). <b>(1 green dot)</b></p> <p>Zone for mixed use, live-work and reduce barriers for implementation <b>(1 green dot)</b></p> <p>Build apartments/condos that provide flexibility e.g.condos with suite</p> <p>Laneway housing may be appropriate: to increase number of units; to increase laneway animation; to retain heritage character and protect existing homes. <b>(1 green dot)</b></p>	<p><b>Secondary Suite in Apartments</b> are permitted in commercial zones, residential areas Downtown, and in new Official Development Plans. The secondary suite cannot be strata titled as a separate unit or sold separately from the primary dwelling unit.</p> <p><b>Laneway Housing</b> is permitted in RS-1 and RS-5 single family areas; on lots 33’ wide and wider, with an open lane, on a double fronting street, or on a corner with a lane</p>	<ul style="list-style-type: none"> <li>• <i>Yes, but the design guidelines for RT-5 and RT-6 make laneway infill nearly impossible. This needs to be fixed.</i></li> </ul>

Issues/Goals	City Policy	Comments
<p>Consider laneway houses: on duplex lots (to help pay mortgage); strata titled; affordability <b>(1 green dot)</b></p> <p>Encourage infills: especially as rentals; if they don't take up green space; if buildings are appropriately sized</p> <p>Be aware that infill doesn't provide affordable housing if the size of the unit is too big. The larger the infill the more unaffordable it is.</p> <p>Change RT-5 to RT-10 to allow more housing variety <b>(2 green dots)</b></p> <p>More ground oriented options e.g. fee simple row housing, character town homes, duplexes <b>(2 green dots)</b></p> <p>Increase allowable FSR for duplexes to create homes for families</p> <p>New duplexes in RT-5 should use attic space and have basement <b>(1 green dot)</b></p> <p>Don't count basements in FSR but limit lot coverage to encourage traditional, vertical housing/duplexes</p>	<p>dedication. They are generally located in the space where a garage would be permitted, are rental or family units only (no strata-titling) and must provide a minimum of one on-site parking space.</p> <p><b>RT-5 and RT-6</b> zoning permit infill houses (coach houses, built alongside or behind existing houses which are retained with minimal additions). The floor space permitted is the same as for new development (i.e., new duplexes and multiple dwellings - small apartments with 3 to 4 units), but more units are permitted on sites with infill.</p> <p>The intent of <b>RT-10 zoning</b> is to encourage development of multiple small houses and duplexes on large lots and assembled sites, while continuing to permit lower intensity development on smaller sites. Siting and massing is intended to be compatible with, but not the same as, pre-existing single family development.</p> <p><b>Basements:</b> The RT-5, RT-6, and RM-4 zones permit basements. Any basement area is calculated as part of the overall Floor Space Ratio or FSR for the site: FSR is the ratio of built floor area to overall site area (e.g., a 3000 sq. ft. home on a 4500 sq. ft. lot has an FSR of .75). The zoning by-laws identify certain aspects of a basement that are excluded from the FSR calculation.</p>	<ul style="list-style-type: none"> <li>• <i>Laneway infill</i></li> <li>• <i>Consider parking impacts of laneway housing</i></li> </ul>

Issues/Goals	City Policy	Comments
<p><b>Locations</b></p> <p>Increase density options around parks / open spaces / public amenities <b>(1 green dot)</b></p> <p>Limit high rises to busy streets and develop low rise, townhouses and single family on local streets <b>(2 green dots)</b></p> <p>City should expropriate land around major transit hubs to create truly affordable housing and amenities</p> <p>Encourage density along arterials e.g. Great Northern Way</p> <p>Increase affordable housing along Broadway between Main and Clark</p>	<p>Great Northern Way Campus held an extensive planning process in 2008 that generated a number of ideas on developing the site to realize GNWC's vision. The GNWC Board will review the work to date as well as the rezoning work done by Finning in 1999. Once this review is complete GNWC will work with the City of Vancouver to continue the planning process.</p>	<ul style="list-style-type: none"> <li>• <i>Link densification to enhanced community facilities – street into linear parks etc.</i></li> </ul>
<p><b>Market Rental Housing</b></p> <p>Reduce speculation on the real estate market</p> <p>Keep/increase existing stock of rental units <b>(2 green dots)</b></p> <p>Provide affordable rental units for single parents, families</p> <p>Tax incentives for providing rental units <b>(2 green dots)</b></p> <p>Provide local services to assist tenants and landlords and neighbours (e.g. mediate, remedy etc.)</p>	<p>The <b>Rate of Change Policy (Rental Housing Stock ODP)</b> attempts to preserve rental housing by setting the rate of change at 0% and requiring a one-for-one replacement policy for developments involving six or more new dwelling units.</p> <p>The <b>Rental Housing Strategy (underway)</b> will provide a long term sustainable approach to protect and increase rental stock. The purpose of the strategy is to develop policies and tools to encourage the preservation and expansion of the rental housing stock.</p> <p>The <b>Short Term Incentives for Rental (STIR)</b> program responds to the market rental shortage by providing incentives for developing new market rental housing.</p>	<ul style="list-style-type: none"> <li>• <i>Do not limit new housing to rental only (e.g. laneway infill). It will only disincentivize new construction.</i></li> <li>• <i>Restrictions on renting out condos by stratas are a hindrance(allow no restrictions)</i></li> <li>• <i>Laws that scare condo owners re: getting rid of tenants in their condos are a barrier</i></li> </ul>

Issues/Goals	City Policy	Comments
	<p>The Housing Centre operates a comprehensive <b>Tenant Assistance Program</b> (TAP). The Program provides direct tenant relocation advice and assistance to people with disabilities and others who have been displaced by redevelopment. Legal information on tenant/landlord rights and responsibilities is also offered.</p>	
<p><b>Sustainability and Livability</b></p> <p>Recognize that retention of existing homes is most sustainable; create incentives for reuse of existing structure to build new building (e.g. Kits zoning has requirement for 5-10% of materials to be reused or receive penalty ticket) <b>(1 green dot)</b></p> <p>Provide housing close to work; provide work close to home</p> <p>Place commercial near residential</p> <p>Walkable, shopping hub at Broadway and Clark: commercial along Broadway, encourage light-commercial, local coffee shops, mini-gardens, groceries, restaurants, music venues, galleries. <b>(3 green dots)</b></p> <p>Get rid of automotive body shop and develop with row houses, but need to balance work and services to create sustainable neighbourhoods. Do people use this service in the community?</p> <p>Use [fewer] vehicles which increases safety, creates a 24 hour community feel, reduces CO2 and need for pavement and parking. Allows chance to meet your neighbour, self contained feel, local employment and businesses are encouraged. Can sell local foods, reduce garbage.</p> <p>Provide green roofs and balconies <b>(1 green dot)</b></p>	<p><b>EcoDensity</b> includes a principle to plan densification strategically – including when and where to densify – to recognize the value provided by existing affordable housing stock and low income housing.</p> <p><b>EcoDensity</b> includes a principle to achieve greater densities smartly and strategically where carbon footprint improvements and environmental gains are highest (e.g., around fixed transit; walkable shopping, employment and amenity areas; district energy sources).</p>	<ul style="list-style-type: none"> <li>• <i>Yes – Broadway and Clark should be a densely populated hub</i></li> </ul>

Issues/Goals	City Policy	Comments
<p>Relax parking requirements since people will have fewer cars and drive less in the future; replace car parking with bike parking <b>(5 green dots)</b></p> <p>Provide car-free housing or buildings with only 1-2 shared parking spaces</p> <p>Bonus those residents who prefer no parking space and who use sustainable materials for development</p> <p>De-link parking from condo units and use left over parking for rental storage <b>(2 green dots)</b></p> <p>Allow front and back exposure in housing units (friendlier to live in)</p> <p>Provide community initiative for businesses and residents to free up back of property (e.g. infill housing to fill in multiple mix)</p> <p>Involve community and residents through volunteer opportunities and programming</p> <p>Use durable materials, fewer vinyl windows, concrete frames</p> <p>Older government buildings should be retrofitted with geothermal and sustainable programs. Assist others to retrofit.</p> <p>Grants for green retro-fits, green lanes, solar and wind power projects off grid</p>	<p>The City can influence how people plan their trips through road infrastructure and parking supply. The <b>Vancouver Transportation Plan</b> does not allow an increase in road capacity, and reduces parking supply on and off streets where appropriate. The off-street parking supply is controlled by the <b>Parking Bylaw</b>, which supports active transportation and mixed land-use developments.</p> <p>The City encourages car-sharing by providing on and off-street parking stalls for Car Co-ops.</p> <p>The <b>Green Homes Program</b> addresses energy and water efficiency issues by requiring that all new building permit applications for one- and two-family homes meet a specific set of requirements.</p>	<ul style="list-style-type: none"> <li>• <i>Provide green space for rental units e.g. community gardens</i></li> <li>• <i>Parking requirements are a heavy subsidy for car ownership</i></li> <li>• <i>Parking requirements are in contradiction to sustainability</i></li> <li>• <i>Parking requirements affect housing affordability and diversity of housing type because cost of spot is include in housing purchase price</i></li> <li>• <i>Permit parking</i></li> <li>• <i>Cost of providing parking affects cost of building rental housing, especially on small lots (parking limits density)</i></li> <li>• <i>City should lobby Province re: regulations around bringing bikes into units</i></li> <li>• <i>Allow wholesale conversion of underground parking into private or commercial storage if underused <b>(2 green dots)</b></i></li> </ul>

### Map Comments

- *Encourage density around current and future trans stns, mixed use, services*
- *Broadway commercial space continue east from Prince Albert to Clark*
- *Commercial below, residential (rental) above*
- *Clark – increase density*
- *Integrate market and non-market rental housing especially, near transit*
- *Prioritize densifying around transit and relax parking*
- *Street life, coffee shops, eyes on the street*

- Don't increase density around parks
- Have 1 car and two bikes along 10<sup>th</sup> Ave
- Have a street car, not a bus, going down Broadway
- Close some streets (Windsor and 14th Ave) for bikes and pedestrians, no cars/ one car at a time
- Distribute non-market housing in small development throughout the community, corner lots.

## Market Housing - Group 1

### Task #2

#### What Should We Be Doing Differently?

Which issues/goals have not been adequately addressed?	Alternative approaches	Comments (what, why, where, how?)
<i>Parking requirements as they relate to housing affordability</i>	<ul style="list-style-type: none"> <li>• <i>Permit all parking OR establish permit parking more broadly and in a more sophisticated manner e.g. Saskatoon model</i></li> <li>• <i>More time-limit parking</i></li> <li>• <i>Reduce parking requirements especially near transit. Add permitted street parking near transit hubs.</i></li> <li>• <i>Privilege non-car owners close to good transit e.g. priority rental housing for those who don't own cars - #1 Kingsway?</i></li> </ul>	
<i>Current zoning restricts ability to build more diverse housing e.g. laneway housing, rowhousing, infill</i>	<ul style="list-style-type: none"> <li>• <i>Review zoning and guidelines in light of sustainability issues</i></li> <li>• <i>Density bonus for retaining existing house in RT zones</i></li> <li>• <i>Review incentives/regulations for retaining existing house</i></li> <li>• <i>Learn from RT-10 zoning that emerged at Kingsway and Knight, as part of Neighbourhood Centres Program</i></li> <li>• <i>Allow more strata-titling to help affordability</i></li> <li>• <i>Increase density re: # of units on single family lots</i></li> <li>• <i>Encourage the design of suites to be flexible e.g. shared in residential zones</i></li> </ul>	

	<ul style="list-style-type: none"> <li>• <i>Combination of rental-strata e.g. time-limited rental, then strata</i></li> </ul>	
<i>Provide more market rental</i>	<ul style="list-style-type: none"> <li>• <i>Relax taxation on new market built rental housing to encourage more new development – like STIR but longer term</i></li> <li>• <i>City should provide land to built market rental</i></li> <li>• <i>City provides land for mixed-use, including non-market rental housing and long term leases</i></li> <li>• <i>Increase density</i></li> <li>• <i>Advocate to Federal/Provincial governments for long-term tax incentives for rental operators</i></li> <li>• <i>Advocate for Province to change strata bylaw around rental restrictions</i></li> </ul>	

## Market Housing – Group 2

### Task #1

#### *Issues/Goals for Market Housing, and City Policy*

<b>Issues/Goals</b>	<b>City Policy</b>	<b>Comments</b>
<p><b>Development and Density</b></p> <p>Balance between new development and keeping older buildings for affordable housing</p>	<p><b>EcoDensity</b> includes a focus on more housing affordability, types and choices, including the facilitation of rental housing construction, and the strategic retention and enhancement of rental options. <b>(1 green dot)</b></p> <p>The <b>Rate of Change Policy (Rental Housing Stock ODP)</b> attempts to preserve rental housing by setting the rate of change at 0% and requiring a one-for-one replacement policy for developments involving six or more new dwelling units in Vancouver’s apartment zones.</p>	<ul style="list-style-type: none"> <li>• <i>“Universal design” - accessibility of new development (market and rental) - for all persons regardless of physical mobility e.g. walkers, skaters and other abilities. <b>(2 green dots)</b></i></li> <li>• <i>Too much demolition of existing housing stock. If demolished, replacement stock should be “worth it” e.g. new developments at 16<sup>th</sup> Ave., east of Cambie a lost opportunity for more density and character.</i></li> <li>• <i>Expand the applicability of the R.O.C. concept – so “rate of change” policy applies not only to rental stock replacement but</i></li> </ul>

Issues/Goals	City Policy	Comments
<p>Replace the cheaply built apartment buildings with well built low to mid rise housing, but watch that as we eliminate rundown buildings that it doesn't lead to gentrification <b>(1 green dot)</b></p> <p>Encourage investment and increase diversity</p> <p>Work with forward thinking developers</p> <p>Allow more units in existing housing stock</p>	<p>The <b>Strata Title and Co-operative Conversion Guidelines</b> require that conversions of six or more rental units (to condominiums) be evaluated in the context of housing requirements in the area, and obtain Council approval.</p> <p>The <b>Rental Housing Strategy (underway)</b> will provide a long term sustainable approach to protect and increase rental stock. The purpose of the strategy is to develop policies and tools to encourage the preservation and expansion of the rental housing stock.</p> <p><b>RM-4 zoning:</b> The intent of the RM-4 zoning is to achieve high quality development and residential livability and to enhance the character and identity of each neighbourhood.</p> <p><b>EcoDensity</b> includes a focus on more housing affordability, types and choices.</p> <p>The <b>Short Term Incentives for Rental (STIR)</b> program responds to the market rental shortage by providing incentives for developing new market rental housing.</p> <p><b>Secondary Suites</b> are allowed in every detached single family home in the City. <b>Laneway Housing</b> is allowed in RS-1 and RS-5 The RT-5, RT-6, and RM-4 zones permit <b>basements</b>.</p>	<p><i>also to rate of conversion on other properties also.</i></p> <ul style="list-style-type: none"> <li>• <i>Consider rate of change policy with respect to conversion of detached homes to high-density so that we do not simply trade one monoculture for another.</i></li> <li>• <i>Develop/apply rate of change policy to disallow conversion of "roomy" apts. (one, two or three bedroom complexes) to all teensy 1 bedroom condos.</i></li> <li>• <i>Enhance R.O.C. so that a complex with 2 bedroom and for 3</i></li> <li>• <i>bedroom apts. Cannot be converted (whether rental or strata) 100% to all smaller units.</i></li> <li>• <i>City protection for rental rates: protected for existing tenants (2% years) but rates can skyrocket when tenants change.</i></li> <li>• <i>"Cheaply built"?? – careful that's perfectly fine 3-storey walk-ups (which may well be better built) than a new leaky condo) are not demolished. Provide very important affordable housing as well as important character to MP.</i></li> <li>• <i>EcoDensity needs to consider larger family units e.g. apartments parents, kids, grandparents (more options in new buildings) e.g. new building development need variety (bylaw?)</i></li> <li>• <i>Market research of area re: how and where people move, walk to. How would it work across a neighbourhood? Neighbourhood wide challenge of how we address density not only focus on arterials. Issue – be cautious of focussing on density.</i></li> </ul>

Issues/Goals	City Policy	Comments
<p>Prepare guidelines for possible pressures from Canada Line to keep or change zoning in areas close to Cambie and Broadway</p> <p>How do you create increased density in an area and also allow families to grow and manage a life in a small space? <b>(1 green dot)</b></p> <p>Less talk more action</p>	<p><b>UBC-Line:</b> In January 2008, the Province of British Columbia announced a \$14 billion Provincial Transit Plan, including provisions for high capacity rapid transit serving the Broadway Corridor from Commercial Drive to UBC. A major study — led by TransLink and jointly sponsored and funded by TransLink and the Province — is now underway to determine the best alignment and technology.</p> <p><b>High Density Housing for Families with Children Guidelines</b> address the key issues of site, building and unit design which relate to residential livability for families with children.</p>	<ul style="list-style-type: none"> <li>• <i>Transportation hub can destroy street character. MP has vibrant street life.</i></li> </ul>
<p><b>Affordability and Diversity of Housing Types</b></p> <p>Provide good balance of housing options <b>(1 green dot)</b></p> <p>Retain/increase supply of affordable housing</p> <p>Real estate costs are too high - housing is not affordable</p> <p>Create incentives for stratas to subsidize a number of their units for low income families</p> <p>Keep area affordable, friendly and family oriented <b>(1 green dot)</b></p> <p>Affordable “haven” means diversity, which means viability and humanness</p> <p>Provide a diversity of housing types to accommodate different households (e.g. families, singles, students, seniors) and income levels</p> <p>Provide housing options for families (while densifying) so area doesn’t become a transition area for new families on their ways to the suburbs – e.g. larger units, 3</p>	<p><b>EcoDensity:</b> Density, design, and land use will be used strategically to facilitate greater housing affordability and diversity by providing more affordable housing choices (sizes, types, finishes, locations and tenures) in every neighbourhood, including more affordable options for households with children, seniors, empty-nesters, singles, students and workforce.</p>	<ul style="list-style-type: none"> <li>• <i>Greater flexibility for people who like to contribute multiple room apartments (for room-mates) families.</i></li> <li>• <i>keep this goal but unshackle It from this rationale. Transitions aren’t all negative” they keep a place alive too with new faces, fresh energy, fresh interests.</i></li> <li>• <i>MP seems well suited to row</i></li> </ul>

Issues/Goals	City Policy	Comments
<p>bedrooms, access to open space <b>(1 green dot)</b></p> <p>Provide more innovative housing <b>(1 green dot)</b></p> <p>A range of housing types, affordability and tenure types creates more stable and diverse communities, and supports a broader range of commercial activity. <b>(1 green dot)</b></p> <p>Housing diversity includes seniors housing: build more, to allow aging in place. Consider 16<sup>th</sup> Ave (close to hospital, transit, churches and stores).</p> <p>Zone for mixed use, live-work and reduce barriers for implementation</p> <p>Build apartments/condos that provide flexibility e.g. condos with suite</p> <p>Laneway housing may be appropriate: to increase number of units; to increase laneway animation; to retain heritage character and protect existing homes.</p> <p>Consider laneway houses: on duplex lots (to help pay mortgage); strata titled; affordability <b>(1 green dot)</b></p> <p>Encourage infills: especially as rentals; if they don't take up green space; if buildings are appropriately sized</p> <p>Be aware that infill doesn't provide affordable housing if the size of the unit is too big. The larger the infill the more unaffordable it is.</p>	<p><b>Secondary Suite in Apartments</b> are permitted in commercial zones, residential areas Downtown, and in new Official Development Plans. The secondary suite cannot be strata titled as a separate unit or sold separately from the primary dwelling unit.</p> <p><b>Laneway Housing</b> is permitted in RS-1 and RS-5 single family areas; on lots 33' wide and wider, with an open lane, on a double fronting street, or on a corner with a lane dedication. They are generally located in the space where a garage would be permitted, are rental or family units only (no strata-titling) and must provide a minimum of one on-site parking space.</p> <p><b>RT-5 and RT-6</b> zoning permit infill houses (coach houses, built alongside or behind existing houses which are retained with minimal additions). The floor space permitted is the same as for new development (i.e., new duplexes and multiple dwellings - small apartments with 3 to 4 units), but more units are permitted on sites with infill.</p>	<p><i>housing.</i></p> <ul style="list-style-type: none"> <li><i>i.e. allow removal of existing (outdoor) parking for other uses.</i></li> <li><i>Encourage laneway housing for lots with existing older houses and NOT for new houses that also want laneway (do this to preserve neighbourhood character).</i></li> </ul>

Issues/Goals	City Policy	Comments
<p>Change RT-5 to RT-10 to allow more housing variety</p> <p>More ground oriented options e.g. fee simple row housing, character town homes, duplexes (<b>1 green dot</b>)</p> <p>Increase allowable FSR for duplexes to create homes for families</p> <p>New duplexes in RT-5 should use attic space and have basement</p> <p>Don't count basements in FSR but limit lot coverage to encourage traditional, vertical housing/duplexes</p>	<p>The intent of <b>RT-10 zoning</b> is to encourage development of multiple small houses and duplexes on large lots and assembled sites, while continuing to permit lower intensity development on smaller sites. Siting and massing is intended to be compatible with, but not the same as, pre-existing single family development.</p> <p><b>Basements:</b> The RT-5, RT-6, and RM-4 zones permit basements. Any basement area is calculated as part of the overall Floor Space Ratio or FSR for the site: FSR is the ratio of built floor area to overall site area (e.g., a 3000 sq. ft. home on a 4500 sq. ft. lot has an FSR of .75). The zoning by-laws identify certain aspects of a basement that are excluded from the FSR calculation.</p>	
<p><b>Locations</b></p> <p>Increase density options around parks / open spaces / public amenities</p> <p>Limit high rises to busy streets and develop low rise, townhouses and single family on local streets</p> <p>City should expropriate land around major transit hubs to create truly affordable housing and amenities</p> <p>Encourage density along arterials e.g. Great Northern Way (<b>1 green dot</b>)</p> <p>Increase affordable housing along Broadway between Main and Clark</p>	<p>Great Northern Way Campus held an extensive planning process in 2008 that generated a number of ideas on developing the site to realize GNWC's vision. The GNWC Board will review the work to date as well as the rezoning work done by Finning in 1999. Once this review is complete GNWC will work with the City of Vancouver to continue the planning process.</p>	<ul style="list-style-type: none"> <li>• <i>Do as much retention of existing stock (value heritage/semi heritage) as front streetscape. Encourage more contemporary design in laneway.</i></li> <li>• <i>Rethink this limitation: to encourage density, we shouldn't restrict all those dwellers to the noisiest park of a neighbourhood.</i></li> </ul>

Issues/Goals	City Policy	Comments
<p><b>Market Rental Housing</b></p> <p>Reduce speculation on the real estate market <b>(1 green dot)</b></p> <p>Keep/increase existing stock of rental units</p> <p>Provide affordable rental units for single parents, families</p> <p>Tax incentives for providing rental units <b>(1 green dot)</b></p> <p>Provide local services to assist tenants and landlords and neighbours (e.g. mediate, remedy etc.)</p>	<p>The <b>Rate of Change Policy (Rental Housing Stock ODP)</b> attempts to preserve rental housing by setting the rate of change at 0% and requiring a one-for-one replacement policy for developments involving six or more new dwelling units.</p> <p>The <b>Rental Housing Strategy (underway)</b> will provide a long term sustainable approach to protect and increase rental stock. The purpose of the strategy is to develop policies and tools to encourage the preservation and expansion of the rental housing stock.</p> <p>The <b>Short Term Incentives for Rental (STIR)</b> program responds to the market rental shortage by providing incentives for developing new market rental housing.</p> <p>The Housing Centre operates a comprehensive <b>Tenant Assistance Program (TAP)</b>. The Program provides direct tenant relocation advice and assistance to people with disabilities and others who have been displaced by redevelopment. Legal information on tenant/landlord rights and responsibilities is also offered.</p>	<ul style="list-style-type: none"> <li>• <i>yes, need incentives</i></li> </ul>

Issues/Goals	City Policy	Comments
<p><b>Sustainability and Livability</b></p> <p>Recognize that retention of existing homes is most sustainable; create incentives for reuse of existing structure to build new building (e.g. Kits zoning has requirement for 5-10% of materials to be reused or receive penalty ticket) <b>(2 green dots)</b></p> <p>Provide housing close to work; provide work close to home</p> <p>Place commercial near residential</p> <p>Walkable, shopping hub at Broadway and Clark: commercial along Broadway, encourage light-commercial, local coffee shops, mini-gardens, groceries, restaurants, music venues, galleries.</p> <p>Get rid of automotive body shop and develop with row houses, but need to balance work and services to create sustainable neighbourhoods. Do people use this service in the community?</p> <p>Use [fewer] vehicles which increases safety, creates a 24 hour community feel, reduces CO2 and need for pavement and parking. Allows chance to meet your neighbour, self contained feel, local employment and businesses are encouraged. Can sell local foods, reduce garbage.</p> <p>Provide green roofs and balconies</p> <p>Relax parking requirements since people will have fewer cars and drive less in the future; replace car parking with bike parking <b>(1 green dot)</b></p> <p>Provide car-free housing or buildings with only 1-2 shared parking spaces <b>(1 green dot)</b></p>	<p><b>EcoDensity</b> includes a principle to plan densification strategically – including when and where to densify – to recognize the value provided by existing affordable housing stock and low income housing.</p> <p><b>EcoDensity</b> includes a principle to achieve greater densities smartly and strategically where carbon footprint improvements and environmental gains are highest (e.g., around fixed transit; walkable shopping, employment and amenity areas; district energy sources).</p> <p>The City can influence how people plan their trips through road infrastructure and parking supply. The <b>Vancouver Transportation Plan</b> does not allow an increase in road capacity, and reduces parking supply on and off streets where appropriate. The off-street parking supply is controlled by the <b>Parking Bylaw</b>, which supports active transportation and mixed land-use developments.</p>	<ul style="list-style-type: none"> <li>• <i>Yes – too much demolition of fine older houses and buildings.</i></li> <li>• <i>understand urban fabric of n’hood hubs (the mini hubs) pedestrian friendly.</i></li> <li>• <i>Ensure community resources are built/developed with housing development.</i></li> <li>• <i>why?? - our housing area isn’t a vibrant area, service/businesses make it work.</i></li> <li>• <i>consider converting surface parking in apartment zones into other uses - develop process for new development/uses i.e. sustainable development community gardens). Relax parking requirements – seek maximum relaxation.</i></li> <li>• <i>Allow new development to be built w/limited or no parking in any of the local areas in MP.</i></li> </ul>



# Market Housing - Group 2

## Task #2

### *What Should We Be Doing Differently?*

Which issues/goals have not been adequately addressed?	Alternative approaches	Comments (what, why, where, how?)
<i>Car free housing and buildings</i>	<ul style="list-style-type: none"> <li>• <i>Relax parking requirements (see comments on poster # 6 – pink ink)</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>Across all area in MP.</i></li> </ul>
<i>Affordable housing for families</i>		
<i>Rate of change</i>	<ul style="list-style-type: none"> <li>• <i>Rate of change should take into account – demographics</i></li> <li>• <i>Monitor pace of change to achieve the mix of diversity in housing.</i></li> </ul>	

### Task 2 Map Comments

- Commercial area incremental development: build on top of existing stock instead of demolishing building – residential on top of retail
- Opportunity for laneway/infill housing
- May be opportunity for row housing new developments occur as properties become more available
- Need stronger incentive mechanism to allow less intrusive approach of laneway housing - small scale development
- Incentive for energy retrofit to create more market rental housing
- Keep little lots and greenway

# Non-Market Housing

## Task #1

### Issues/Goals for Market Housing, and City Policy

Issues/Goals	City Policy	Comments
<p><b>Affordability</b></p> <p>Need more affordable housing <b>(4 green dots)</b></p> <p>Retain/increase supply of affordable housing</p> <p>Provide affordable housing for low income families</p> <p>Keep area affordable, friendly and family oriented <b>(2 green dots)</b></p> <p>Provide affordable housing for immigrant families</p> <p>City should increase stock of land for building affordable housing</p>	<p>Council policy to provide more affordable housing includes:</p> <ul style="list-style-type: none"> <li>- 20% social housing requirement for major rezonings <b>(2 red dots)</b></li> <li>- Homeless Action Plan</li> <li>- Supportive Housing Strategy</li> <li>- Short Term Incentives for Rental Housing</li> <li>- CityPlan: Addressing Housing Costs</li> <li>- EcoDensity: More Housing Affordability, Types, and Choices <b>(2 green dots)</b></li> </ul> <p><b>Council’s housing priorities for social housing</b> are: families with children, seniors on fixed incomes or in need of support, SRO residents, and the mentally ill, physically disabled and others at risk of homelessness.</p> <p>The <b>Supportive Housing Strategy</b> recommends increasing the supply of supportive housing by 450 units located in newly developed buildings, and specifically, assist in buying sites for this purpose. <b>(6 red dots)</b></p> <p>Beginning in 1988, the City has required that major rezonings of lands to multi-unit residential use include <b>20% social housing</b>.</p> <p>The <b>Strata Title and Co-operative Conversion Guidelines</b> require that conversions of six or more rental units (to condominiums) be evaluated in the context of housing requirements in the area, and obtain Council approval.</p>	<ul style="list-style-type: none"> <li>• <i>mixed co-op/market housing development of the 70s and 80s were very successful and have contributed a great deal to our culture – encourage this to happen again</i></li> <li>• <i>we need to de-marginalize the marginalized people in our society</i></li> <li>• <i>in all neighbourhoods there should be a similar proportion, 15-20% assisted, 40% social, and 35-40% market housing</i></li> <li>• <i>increase affordability by allowing low-income or welfare recipients to get housing subsidy in market housing (1 green dot)</i></li> <li>• <i>more research by City, shared with the public, on best percentage of marginalized group at risk being introduced into concentrated social housing in neighbourhood</i></li> <li>• <i>identify progressive housing solutions that fulfill people’s needs, satisfy issues, address problems, and are consistent with design innovations</i></li> <li>• <i>rethink/revise homeless action plan – ‘face of homelessness’ – new</i></li> <li>• <i>we cannot allow concentration greater than 15% of ‘at risk’ citizens in any one project</i></li> <li>• <i>how can community planner, municipal politicians have more leverage with developers?</i></li> <li>• <i>amalgamate social and market housing, like False Creek South, round the school</i></li> </ul>

Issues/Goals	City Policy	Comments
<p>Reduce speculation on the real estate market</p> <p>Affordable “haven” means diversity, which means viability and humanness</p> <p>Important to hold on to older buildings to help low-income people and diverse population</p>	<p>The <b>Rate of Change Policy (Rental Housing Stock ODP)</b> attempts to preserve rental housing by setting the rate of change at 0% and requiring a one-for-one replacement policy for developments involving six or more new dwelling units.</p>	<ul style="list-style-type: none"> <li>• <i>ripe time for advocating non-market housing, greater recognition that market does not provide for all housing needs, middle income earners provide stability in non-market housing</i></li> <li>• <i>too many urban homeless ‘ghettos’ sro’s - social housing, health services – exclusiveness to these services</i></li> <li>• <i>there is a lot about more social housing but there is no plan here to ensure existing communities are redeveloped into a vibrant community (1 red dot)</i></li> <li>• <i>retention of existing buildings, pre 1980, is key to affordability and keeps a lot of waste out of the land fill – it also helps to preserve the heritage, character, and diversity (4 green dots)</i></li> <li>• <i>why pre 1980? older buildings better built and provide viable housing</i></li> <li>• <i>social housing needs more care in terms of maintaining and operating the building and units (2 red dot)</i></li> <li>• <i>ensure that generational homeowners don’t get priced out of their own neighbourhoods (3 green dots)</i></li> <li>• <i>developers have become like Wall Street CEO’s making mammoth profits - why do developers get 40%</i></li> <li>• <i>more leverage with developers to build better social housing</i></li> <li>• <i>advocate for stable social housing funds</i></li> <li>• <i>housing for families with more than 2 bedrooms are difficult (diversity of unit size)</i></li> <li>• <i>market doesn’t provide for middle income people</i></li> <li>• <i>equitable distribution for all communities – use GIS mapping</i></li> </ul>

Issues/Goals	City Policy	Comments
<p>Provide affordable housing for youth</p> <p>Youth needs to be carefully supported – housing, recreation centre, etc. – not housed with at risk, addicted, mentally ill <b>(3 green dots, 1 red dot)</b></p> <p>Offer density and building height bonuses for more affordable housing</p>	<p>The rezoning application for <b>675 – 691 E. Broadway</b> includes a youth services hub with 30 residential units to be occupied by youth.</p> <p>The <b>Short Term Incentives for Rental (STIR)</b> program responds to the market rental shortage by providing incentives for developing new market rental housing. It is a time-sensitive (2.5 years) program that includes a variety of incentives for building rental: reduced property assessment, waiving of development cost levies, parking requirement reductions, discretion on unit size, increased density, and expedited permit processing.</p>	<ul style="list-style-type: none"> <li>• <i>there is no policy for youth housing and the mix of youth with at risk, addicted, mentally ill <b>(4 green dots)</b></i></li> <li>• <i>how to prevent at risk/border line youth from turning into chronically homeless – preventative measures</i></li> <li>• <i>building heights should be proportional and fit into neighbourhood</i></li> <li>• <i>our at risk youth are vulnerable when mixed with individuals with addiction issues – needs to be questioned – our children need to be kept safe <b>(5 red dots)</b></i></li> <li>• <i>wouldn't it be better to house youth facilities and housing with low-income family housing?</i></li> <li>• <i>nature of the mix might be conflicting, mixing youth at risk together is not beneficial to the youth, change the mix – not the 3 types proposed for this site</i></li> <li>• <i>more community input in the operation and decision on the mix</i></li> <li>• <i>can incentive be increased to 10% for profit? – yes, it's possible!</i></li> <li>• <i>can City staff be advocates for our concerns, who is the provincial staff making decisions for the mix?</i></li> </ul>
<p><b>Social Housing: for Homeless and Vulnerable</b></p> <p>Provide more social housing, subsidized housing, supportive housing and hostels for homeless</p> <p>Need more social housing but it should fit with existing guidelines for building mass, height, etc. More sites with smaller buildings</p>	<p>The <b>Supportive Housing Strategy</b> focuses on housing for people with mental illnesses or addictions, and includes low barrier housing for people who may not be actively engaged in treatment.</p> <p>The <b>Four Pillars Strategy</b> emphasizes the need for a continuum of supportive housing for</p>	<ul style="list-style-type: none"> <li>• <i>build strategic partnerships between city government, planners and local vested non-profits <b>(2 green dots)</b></i></li> <li>• <i>more co-op housing for families <b>(2 green dots)</b></i></li> <li>• <i>Council's priority does not seem to families with children or seniors, the majority of projects</i></li> </ul>

Issues/Goals	City Policy	Comments
<p>should be considered. <i>(2 green dots)</i></p> <p>More housing and services for drug addicts, and mentally ill</p> <p>Government continues to house vulnerable groups (addicts, mentally ill, and youth) together in the easiest and most convenient way without considering long-term effects on neighbourhood <b>(4 red dots)</b></p> <p>Come up with a formula e.g., 70% residential 30% working poor; every neighbourhood can take a certain load</p> <p>Ensure Homeless Action Plan celebrates and acknowledges individual communities.</p> <p>Homelessness is not simply housing people – provide supportive services in mixed-income buildings dispersed evenly throughout the City</p> <p>Mixed income in a building will be hard to do – it's a different thing to talk about mixed income on a block or in a neighbourhood</p> <p>Ensure that the City is engaged with the neighbourhood about locations for housing the homeless; engage in dialogue to find out why people are homeless and determine their needs</p> <p>Use existing space rather than building new space to house the homeless <b>(1 green dot)</b></p>	<p>those using drugs and alcohol as well as those wanting drug- and alcohol-free housing.</p> <p>The <b>Homeless Action Plan</b> identifies actions which the City, other levels of government, the community and business can take to address the problem of homelessness, including:</p> <ul style="list-style-type: none"> <li>- the development of a Supportive Housing Strategy;</li> <li>- the creation of a pilot project to ensure people who are street homeless can access Income Assistance;</li> <li>- the development of the Provincial Outreach Program;</li> <li>- substantial improvements to the provincial Emergency Shelter Program;</li> <li>- increased funding for the development of social and supportive housing.</li> </ul>	<p><i>are SRO (2 green dots)</i></p> <ul style="list-style-type: none"> <li>• <i>more seniors housing</i></li> <li>• <i>all four pillars are not being maintained – no treatment on demand, enforcement only relocates the drug trade, it doesn't reduce it</i></li> <li>• <i>ensure an effective support and treatment regime for homeless youth, addicts, and the mentally ill. any SRO scheme must have significant number of full-time round the clock trained staff. Seriously consider keeping each sub-population apart. Should youth at risk be living in the same building as chronic drug addicts? (1 green dot)</i></li> <li>• <i>keep the parks and play /children's areas safe and not impacted by the at risk housing tenants</i></li> <li>• <i>the city looks at policy on how supportive housing should be evenly distributed throughout the city</i></li> <li>• <i>if Mount Pleasant is to absorb marginalized population, then all the neighbourhoods should also absorb</i></li> <li>• <i>need plan to de-marginalize, how to mix 15% of the marginalized into neighbourhood?</i></li> <li>• <i>provide incentives for existing groups/facilities to house the homeless</i></li> <li>• <i>policy is lacking and how the community is engaged prior to the planning of social housing in a neighbourhood</i></li> <li>• <i>community input on architectural plans, input must be effective and with the powers to veto any structure deemed deleterious to the community's general welfare</i></li> <li>• <i>youth centres run by youth where as youth at risk run by counsellors</i></li> </ul>

Issues/Goals	City Policy	Comments
<p>Distribute Community Care Facilities equally throughout the city <b>(2 green dots, 3 red dots)</b></p> <p>Have Broadway and Fraser project include youth supervision, community involvement in a positive way, opportunities to improve street and intersections, and local people interested in volunteering</p>	<p><b>Community Care Facilities and Group Residences</b> provide housing options for people who are frail or have illnesses or disabilities, or house minors in the care of the Province, people under the custody of Corrections Canada, and people who need emergency support on a short term basis. The Zoning and Development By-law allows them everywhere in the city except for industrial zones and two historical zones. <b>(1 green dot)</b></p> <p>The rezoning application for <b>675 – 691 E. Broadway</b> includes the Broadway Youth Resource Centre, an integrated centre that provides a wide range of social, health, housing, education, employment and life skills services to homeless and at-risk youth between the ages of 12 and 24. <b>(5 red dots)</b></p>	<ul style="list-style-type: none"> <li>• <i>buildings for addicts – no concentration of ‘at risk’ citizens greater than 15% in any building, city block, or neighbourhood (3 green dots)</i></li> <li>• <i>diversity of housing – mixed income housing (co-ops) = greater affordability</i></li> <li>• <i>20% of new developments be devoted to non-market family housing – no ghettoizing of poor families</i></li> </ul>
<p><b>Co-ops and Other Alternative Housing Tenures</b></p> <p>Provide more co-op housing</p> <p>Help sustain and encourage more co-ops. Benefits include: long-term, secure housing; contributes to economic/family diversity.</p> <p>Create co-housing and other alternative housing types <b>(4 green dots)</b></p>	<p><b>EcoDensity</b> contains a provision to facilitate housing choices outside of the regular market system (such as co-operative housing).</p> <p>The Edge, a 150 unit live/work project at Alexander and Gore, contains 30 City-owned units leased for 60 years to an artists’ co-op. Most of the artists are low-income and pay 30% of their income for rent.</p>	<ul style="list-style-type: none"> <li>• <i>mixed income housing is key to the long term health and sustainability not only of housing but of the neighbourhood/community (8 green dots, 2 red dots)</i></li> <li>• <i>Ecodensity doesn’t guarantee affordability – need to be defined</i></li> <li>• <i>remove financial and development barriers which may restrict/prohibit communities from starting new co-ops (e.g. low interest loans)</i></li> <li>• <i>can market housing mixed with co-op housing support low-income tenants/units via property/income taxes or strata fees?</i></li> <li>• <i>ensure that there is always a variety of suite sizes that reflect the demographic (baby boom, etc.)</i></li> <li>• <i>diversity of unit size for families (apartments vs. townhouses)</i></li> <li>• <i>affordability: if buildings built</i></li> </ul>

Issues/Goals	City Policy	Comments
<p>Address long wait times for social housing <b>(6 green dots, 4 red dots)</b></p> <p>Consider land trust housing (city owns land and people buy 80% of value); helps retain and renovate older buildings</p>		<p><i>recently are being built poorly, how can city inspections ensure that co-ops etc. don't become 'money pits'</i></p> <ul style="list-style-type: none"> <li>• <i>has the City studied what a healthy blend/absorption should be of marginalized into a healthy community?</i></li> <li>• <i>co-ops are meant to be affordable, people with middle income help out lower income people, mixed income housing works – studies show that children raised in co-ops are more school ready</i></li> <li>• <i>ways to remove having more co-op type of mixed housing (some kind of funding from government is required)</i></li> <li>• <i>Pairing of government and current co-ops purchase buildings</i></li> </ul>
<p><b>Standards of Maintenance</b></p> <p>Improve standards of lower income housing</p> <p>Landlords of low rent units and multi-family buildings aren't maintaining their buildings <b>(1 green dot)</b></p> <p>Create incentives for all residents to maintain building (e.g. lower rent, might own in future) <b>(2 green dots)</b></p> <p>Maintain older buildings without kicking out tenants or affecting affordability</p> <p>Replace the cheaply built apartment buildings with well built low to mid rise housing.</p> <p>Watch that as we improve standards of lower income housing that it doesn't lead to gentrification</p> <p>Need proper standards of maintenance bylaw and enforce (e.g. look at NISTs). Represent</p>	<p><b>Property Use Controls:</b> The City deploys a team of 26 'property use' inspectors whose duties and responsibilities include the administration and enforcement of 11 by-laws, including Noise, Untidy Premises, and Standards of Maintenance. <b>(4 red dots)</b></p>	<ul style="list-style-type: none"> <li>• <i>is gentrification a dirty word? <b>(1 red dot)</b></i></li> <li>• <i>gentrification is not an answer</i></li> <li>• <i>can gentrification help to support more noble goals (i.e. expensive market-rate housing has to support/help fund lower-income housing?)</i></li> <li>• <i>standards of maintenance enforcement should be stronger to sense an improvement of overall community</i></li> <li>• <i>overgrown landscaping can be viewed positively, more ecologically productive than over-cultivated ones – junk usually a</i></li> </ul>

Issues/Goals	City Policy	Comments
<p>non-residential interests too.</p> <p>Increase enforcement of abandoned/ dilapidated buildings. Address absentee landowners, “slum lords,” drug houses, garbage.</p> <p>“Pride” of “ownership”: Need long term opportunity to own over time.</p> <p>Address problem houses (e.g. 362 East 6<sup>th</sup> and 5<sup>th</sup> had a collapsed balcony; 6<sup>th</sup> and Brunswick has run-down house; nuisance house at Prince Albert and 14<sup>th</sup> with overgrown landscaping and junk in yard)</p> <p>Problems houses should not be allowed to stand vacant for more than 6 months to 1 year</p> <p>RM zones should have same quality of guidelines as the RT-6 zone</p>	<p>The <b>RT-5 and RT-6 zones</b> seek to ensure that development occurs in a manner that retains the physical character of buildings having “character merit”, or enhances the physical character of architecturally undistinguished buildings, and to ensure that development is compatible with the surrounding street and neighbourhood. A set of guidelines set out expectations for a design response to <i>Street Character, Front Yards, Roofs, Windows, Entrances, Porches, Detailing, Materials, Colour, and Landscaping.</i></p>	<p><i>problem (1 red dot)</i></p> <ul style="list-style-type: none"> <li>• <i>problem houses or can owner not afford proper renovations and/or maintenance? (elderly, fixed income, change in health)</i></li> </ul>
<p><b>Diversity of Housing Types (1 green dot)</b></p> <p>Provide a diversity of housing types to accommodate different households (e.g. families, singles, students, seniors) and income levels <b>(7 red dots)</b></p> <p>A range of housing types, affordability and tenure types creates more stable and diverse communities, and supports a broader range of commercial activity. <b>(5 green dots, 1 red dot)</b></p> <p>Housing diversity includes seniors housing: build more, to allow aging in place. Consider 16<sup>th</sup> Ave (close to hospital, transit, churches and</p>	<p><b>EcoDensity:</b> Density, design and land use will be used strategically to support and facilitate greater housing affordability and diversity, through the significant achievement of more affordable housing choices (sizes, types, finishes, locations and tenures) throughout the city and in every neighbourhood, including more affordable options for households with children, seniors, empty-nesters, singles, students and workforce.</p> <p>The <b>Seniors Supportive and Assisted Housing Guidelines</b> address the issues of project location and siting, unit design and features, common space design, and safety features.</p>	<ul style="list-style-type: none"> <li>• <i>Ecodensity doesn’t necessarily mean affordability – all new buildings should have 20% affordable housing i.e. rent should be less than 30% of gross income</i></li> <li>• <i>government should spread it’s social housing efforts through communities to facilitate a range of housing affordability instead of clustering</i></li> <li>• <i>model for new social housing – in the DTES a reduction in unit size was allowed in exchange for higher quality furnishings, finishes, and fittings</i></li> <li>• <i>make our commercial streets (Broadway, Main) into social</i></li> </ul>

Issues/Goals	City Policy	Comments
<p>stores).</p> <p>Build apartments/condos that: include units for different income levels; provide flexibility e.g. 3 bedroom apartments, condos with suite, larger units for families; ensure access to open space <b>(1 green dot)</b></p> <p>Provide good balance of housing options <b>(2 red dots)</b></p>	<p><b>Secondary Suite within Apartments</b> are currently permitted in commercial zones, residential areas Downtown, and in new Official Development Plans</p>	<p><i>areas that are well lit and safe for all, day and night; let Broadway/Fraser area be inspired by Main and Commercial Drive shopping areas (3 green dots)</i></p> <ul style="list-style-type: none"> <li><i>low income housing addresses social housing needs – mixed-income and co-op housing accommodates people of different professional, lifestyle, experience and background. Social housing issues focus building social responsibility situation – progressive design</i></li> </ul>
<p><b>Provincial Jurisdiction</b></p> <p>Regularly assess family income for social housing to ensure it is still required or ensure rent reflects higher income</p> <p>Eviction for renovation is a problem; change clause of Residential Tenancy Act for reno eviction <b>(1 red dot)</b></p> <p>Provide better enforcement of tenancy laws</p> <p>Have one-stop-shop to deal with problem tenants (can encourage more renting)</p>	<p>The Province operates an <b>Employment and Assistance Program</b></p> <p>The <b>Residential Tenancy Act</b> outlines rights and responsibilities for both landlords and tenants <b>(2 red dots)</b></p>	

# Non-Market Housing

## Task #2

### What Should We Be Doing Differently?

Which issues/goals have not been adequately addressed?	Alternative approaches	Comments (what, why, where, how?)
<i>Supportive Housing Strategy</i>	<ul style="list-style-type: none"> <li>• <i>diversity and spreading out different housing types – not over concentration</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>doesn't help the marginalized (studies show that) feeding each others problems if they are together</i></li> <li>• <i>encourage village feeling, knowing neighbour a blend of all kinds of people</i></li> <li>• <i>this won't help improve the reputation of Fraser and Broadway</i></li> <li>• <i>no over concentration in one site – spread throughout the community</i></li> <li>• <i>maybe go to 50 units - 10-11 storey building of marginalized is too much</i></li> <li>• <i>a blend with a block or a building – 10 to 15%</i></li> <li>• <i>support services needed in each neighbourhood</i></li> <li>• <i>why does Mount Pleasant attract marginalized people? Are all rental units clustered?</i></li> <li>• <i>How could City induce a better blend of people living together?</i></li> <li>• <i>rental inventory is needed</i></li> </ul>
<i>Housing Type Blend</i>	<ul style="list-style-type: none"> <li>• <i>want our neighbourhood to be blended</i></li> <li>• <i>retain upgrade older/existing buildings especially heritage</i></li> <li>• <i>blended neighbourhood</i></li> <li>• <i>hold onto existing buildings – upgrades and retention (heritage, rental)</i></li> </ul>	<ul style="list-style-type: none"> <li>• <i>everyone feels being part of the neighbourhood</i></li> <li>• <i>secondary suites do not work for family of 5</i></li> <li>• <i>social housing blend in Kingsway and other areas in neighbourhood</i></li> </ul>