

AFFORDABLE HOUSING COMMITTEE

MINUTES

A meeting of the Affordable Housing Committee was held on Thursday, February 1, 1990, at 12:00 noon in the Council Committee Room, with the following persons present:

COMMITTEE:

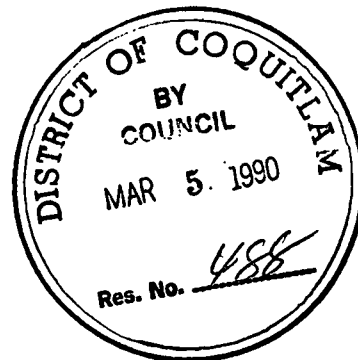
Mayor Sekora, Chairman
Ald. Jon Kingsbury

STAFF:

J.L. Tonn, Municipal Manager
D.M. Buchanan, Planning Director
R. Innes, Planner

GUESTS:

B. Grieve of the Burnaby Planning & Building Inspection Dept.



1. BURNABY DELEGATION

Bev Grieve of the Burnaby Planning and Building Inspection Department briefly reviewed Burnaby's approach to leasing municipal property for non-market housing. Burnaby's experience in this area has been fairly recent and has been limited to the Cariboo lands. The Municipality's development concept for this area has proposed a deliberate housing and income mix. Out of a potential 1,400 housing units on the Cariboo lands, 200 units have been set aside for non-market housing. To pursue this, non-market housing sites were made available on the basis of 60-year, prepaid leases at 75% of market value. Currently two social housing projects on leased land are in the development approval stage. In addition, Burnaby Council has also recently authorized the leasing of sites for market housing.

A City of Vancouver Housing Department representative who was scheduled to meet with the Committee was unable to attend.

AFFORDABLE HOUSING COMMITTEE
MINUTES OF FEBRUARY 1, 1990

2. SITES FOR AFFORDABLE HOUSING

Mayor Sekora reported that Red Door Housing Society is seeking to develop the Alderson Lodge site as a non-profit rental project under the current B.C. Housing non-profit rental housing proposal call. He also reported that recent conversations between himself and the Minister of Social Services and Housing, Peter Dueck, would indicate that the Ministry is keenly interested in working directly with municipalities to help ease the current affordable housing problem.

The Municipal Manager indicated that the Province should make some of the Riverview lands available for affordable housing. In terms of the site north of the Town Centre Fire Hall being proposed for affordable housing, Planning Department staff indicated that based on a preliminary review, this site may not be appropriate due to its proximity to a gravel pit and the lack of convenient transit service and shopping.

Recommendation

The Committee recommends:

- 1) That it is premature at this time to consider the municipal site north of the Town Centre Fire Hall as a potential affordable housing site, due to lack of convenient transit service and shopping, and the proximity of the adjacent gravel pit.
- 2) That this site should, however, be set aside and held off the market as a potential affordable housing site at a future date when services are extended to this area.
- 3) That the Planning Department respond to those agencies inquiring about municipally-owned potential housing sites, and to indicate that this site is not available at this time for non-market housing given this site's lack of services and amenities such as transit and shopping.

COUNCIL
ACTION

*App'd
Res 488*

AFFORDABLE HOUSING COMMITTEE
MINUTES OF FEBRUARY 1, 1990

3. REPORT ON RICHMOND AFFORDABLE HOUSING POLICY

The Committee recommends:

- 1) That the report be received for information.
- 2) That Planning Department staff contact Richmond Planning staff to get additional information on how contributions to Richmond's Affordable Housing Statutory Reserve Fund are made.

4. REPORT OF THE RENTAL HOUSING COUNCIL OF BRITISH COLUMBIA

The Committee recommends that this report be received for information.

4. ADDITIONAL ITEM

The Planning Director reported to the Committee that Mill Creek Village Mobile Home Park is up for sale and that the Planning Department has received inquiries that the tenants of Mill Creek Village want to strata title the individual spaces within the Village. The Planning Director reported that Council will be kept abreast of further developments in this regard.

TABLED ITEMS:

1. letter from Conference Housing Society, dated December 22, 1989;
2. letter from Conference Housing Society, dated January 18, 1990;
3. letter from SHARE Social Services dated January 2, 1990.

The meeting adjourned at 1:15 p.m.

RI/cr
encl.



Mayor Sekora, Chairman

DISTRICT OF COQUITLAM

Inter-Office Communication


TO: Members of Council
FROM: Mayor Sekora
SUBJECT: Site for Affordable Housing

DEPARTMENT:
DEPARTMENT:

DATE: Dec. 22/89
YOUR FILE:
OUR FILE: Housing Programs

Please find attached a map indicating the location of an approximate 2.7-acre parcel north of the Town Centre Fire Hall. I write to advise that I will be recommending to the Affordable Housing Committee of Council on January 25, 1990 the designation of this site for this proposed use. *2-D*

encl.

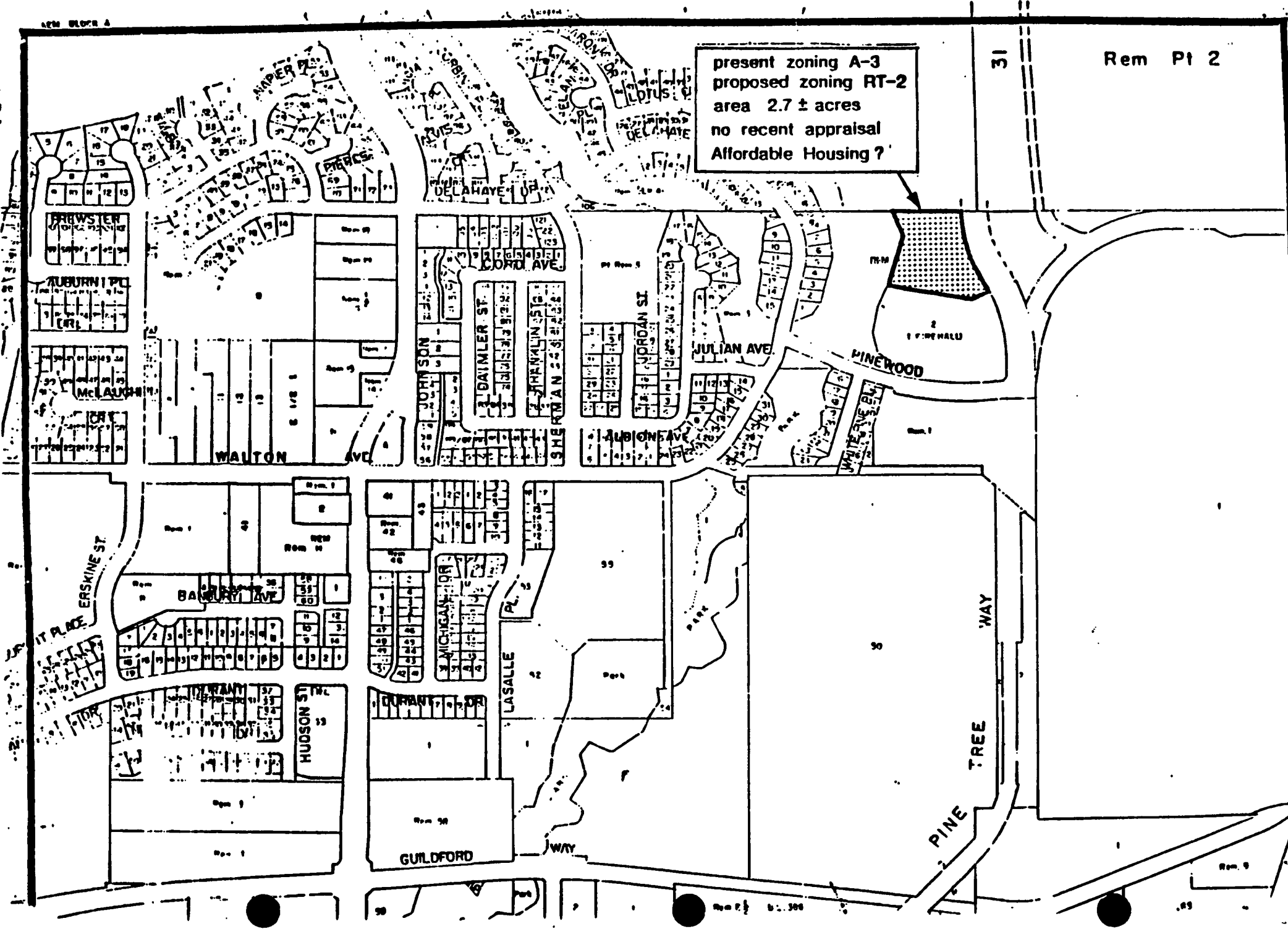

Louis Sekora
MAYOR

RECEIVED

DEC 27 1989

DISTRICT OF COQUITLAM
PLANNING DEPT.

present zoning A-3
 proposed zoning RT-2
 area 2.7 ± acres
 no recent appraisal
 Affordable Housing?



DISTRICT OF COQUITLAM

Inter-Office Communication

Affordable Housing Committee
of Council

DEPARTMENT:

DATE: 1990 01 25

TO:

D.M. Buchanan

DEPARTMENT: Planning

YOUR FILE:

FROM:

SUBJECT:

Affordable Housing Policy in Richmond

OUR FILE: Housing Programs

Attached is a copy of the recently adopted Richmond Affordable Housing Policy. This policy statement supports a proactive role for the Municipality in the provision of affordable housing and also supports the preparation of an affordable housing action plan involving both private and public sector initiatives. Low income households, elderly households and moderate income households will receive the highest priorities for affordable housing.

A short-term action plan includes the establishment of an Affordable Housing Property Acquisition Fund (please see attached Bylaw), the development of non-market housing on municipally-owned land, the adoption of strata title conversion regulations, the identification of new zoning regulations to encourage starter homes, participation in the GVRD Study on Rental Housing, and the preservation and rehabilitation of older housing stock under the RRAP program. Longer term action plan items include the review of zoning and development control initiatives, the feasibility of private/public initiatives, and a review of possible Provincial legislative amendments.

It should be noted that the Affordable Housing Statutory Reserve Fund has already received a contribution from a private developer in the Municipality.

Recommendation

I recommend that this report be received for information purposes.

RI/cr
encl.



D.M. Buchanan
Planning Director



The Corporation of the Township of RICHMOND

MINUTES

COPY

SPECIAL COUNCIL MEETING

MONDAY, DECEMBER 18TH, 1989

Date: Monday, December 18th, 1989.
Time: 7:00 p. m.
Place: Council Chambers, Richmond Municipal Offices
Present: Mayor Gil Blair, Chairman
Alderman Greg Halsey-Brandt
Alderman Kiichi Kumagai
Alderman Hugh Mawby
Alderman Bob McMath
Alderman Corisande Percival-Smith
Alderman Doug Sandberg
Alderman Harold Steves
Alderman Alex Waterton

Municipal Clerk - J. Richard McKenna

Call to Order: Mayor Blair called the meeting to order at 7:02 p. m.

RES. NO. ITEM

1. AFFORDABLE HOUSING STATUTORY RESERVE FUND (Bylaw 5482)

SP/10-1 Aldermen Halsey-Brandt and Percival-Smith
RESOLVED

That Affordable Housing Statutory Reserve Fund
Establishment Bylaw No. 5482 be reconsidered and finally adopted.
CARRIED

2. AFFORDABLE HOUSING POLICY (Report: Nov. 27/89)

SP/10-2 Aldermen Kumagai and Waterton
RESOLVED

That the following Policy Statement on Affordable
Housing, contained in the report from the Administrator, dated
November 27th, 1989, BE ADOPTED:



The Corporation of the
Township of RICHMOND

MINUTES

SPECIAL COUNCIL MEETING
MONDAY, DECEMBER 18TH, 1989

RES. NO. ITEM

1. That Richmond Council respond to the need for "affordable housing" by taking a pro-active role and prepare an action plan involving a series of initiatives in co-operation with the private and public sectors and non-profit groups.
2. That Richmond Council adopt the following goals as the basis for an affordable housing strategy:
 1. Encourage the provision of a variety of housing types and tenure for a diversity of life-styles at all income levels.
 2. Facilitate opportunities for home ownership for moderate income households.
 3. Facilitate opportunities for assisted housing for lower income household.
 4. Ensure that the specialized housing needs of the elderly, disabled and single parent families are addressed in the previous goals.
 5. Ensure a geographical distribution of affordable housing throughout the community.
3. That Richmond Council establish priorities for affordable housing as follows:
 - (a) low income households
 - (b) elderly households
 - (c) moderate income households
4. That Richmond Council take the following actions in the short term:
 - (a) establishment of an Affordable Housing Property Acquisition Fund;
 - (b) priority be given to the development of non-market housing on municipally owned land;



The Corporation of the
Township of RICHMOND

MINUTES

SPECIAL COUNCIL MEETING
MONDAY, DECEMBER 18TH, 1989

RES. NO. ITEM

(c) adoption of a resolution regulating conversion of existing rental housing stock pursuant to the Condominium Act;

(d) direct planning staff to identify new zoning regulations which could encourage starter homes, in consultation with the development community;

(e) adopt a resolution to participate in GVRD study on rental housing upon referral from GVRD Board;

(f) continue to encourage preservation and rehabilitation of older stock under the R.R.A.P. program.

5. That Richmond Council take the following actions over the long term:

(a) to review the feasibility of the other zoning and development control actions.

(b) to review the feasibility of various public/private partnership initiatives.

(c) to review appropriate Municipal actions which may require amendments to the Municipal Act.

CARRIED

3. OTHER BYLAWS FOR RECONSIDERATION AND FINAL ADOPTION

Aldermen Halsey-Brandt and Percival-Smith

RESOLVED

That the following bylaws be reconsidered and finally adopted:

Waterworks and Water Rates Amendment Bylaw No. 5478

Sanitary Sewer Use Charges Amendment Bylaw No. 5480

Garbage Disposal Amendment Bylaw No. 5481

CARRIED

SP/10-3



The Corporation of the
Township of RICHMOND

MINUTES

SPECIAL COUNCIL MEETING
MONDAY, DECEMBER 18TH, 1989

RES. NO. ITEM

SP/10-4 Aldermen Kumagai and Waterton
RESOLVED That Zoning Amendment Bylaw No. 5358 (REZ 88-447) be
reconsidered and finally adopted.

CARRIED
OPPOSED: Ald. Sandberg
 Ald. Steves

4. AFFORDABLE HOUSING RESERVE FUND CONTRIBUTION

SP/10-5 Aldermen Waterton and Halsey-Brandt
RESOLVED+ That the donation from VGP Holdings Ltd., in the amount
of \$800,000, to the Affordable Housing Reserve Fund made under
Section 531 of the Municipal Act, BE ACCEPTED, and that an
appropriate letter of appreciation be forwarded to the donor.

CARRIED
OPPOSED: Ald. Sandberg
 Ald. Steves

5. APPOINTMENT OF DIRECTORS AND OFFICERS - HERITAGE FOUNDATION
(Report: Nov. 28/89) (Referred from Dec. 11/89 Council Meeting)

SP/10-6 Aldermen Waterton and Sandberg
RESOLVED That the appointment of directors and officers to the
Heritage Foundation and the transfer of funds to the Foundation
BE REFERRED back to the Administrator for further information,
with a progress report to the Council meeting of Monday, January
8th, 1990.

The question on the motion was not called, as the following
direction was given on referral, for staff to:

1. Confirm whether the amount of \$70,000 set aside for the
use of the Foundation, was an annual commitment;
2. Confirm whether the Foundation's expenditures would be
made from interest on the \$70,000, or from the principal;
3. Provide clarification on the statement that the
Foundation could undertake "Guaranteeing of loans and
mortgages or provision of low-interest loans through
revolving funds". In particular, financial implications
for the Corporation should be reviewed;



The Corporation of the
Township of RICHMOND

MINUTES

SPECIAL COUNCIL MEETING

MONDAY, DECEMBER 18TH, 1989

RES. NO. ITEM

- 4. Correct an error in the Foundation bylaws, paragraph 40(e), to delete the reference to Richmond High School;
- 5. Review the listing of heritage sites and structures to ensure that Council members' ownership does not cause a possible conflict of interest in voting on this issue.

The question on resolution number SP/10-6 was then called and it was CARRIED.

6. RAPID TRANSIT ADVISORY COMMITTEE APPOINTMENTS

SP/10-7

Aldermen McMath and Steves
RESOLVED

That the Chairman of the Planning and Development Services Committee (Aldermen Kumagai) and the Chairman of the Public Works and Services Committee (Alderman Halsey-Brandt) be the Corporation representatives recommended to BC Transit Authority for appointment to the Rapid Transit Advisory Committee for the Richmond/Vancouver project.

CARRIED

The Municipal Clerk was asked to ensure that the terms of reference of the Advisory Committee, including its mandate, were circulated with the minutes of this meeting.

7. ADJOURNMENT

SP/10-8

Aldermen Sandberg and Percival-Smith
RESOLVED

That the Special meeting adjourn (7:20 p.m.)

CARRIED

Certified a true and correct copy of the Minutes of the Special meeting of the Council of The Corporation of the Township of Richmond held on Monday, December 18th, 1989.

Mayor (G. J. Blair)

Municipal Clerk (J. Richard McKenna)

THE CORPORATION OF THE TOWNSHIP OF RICHMOND

BY-LAW NO. 5482

A BYLAW TO ESTABLISH AN AFFORDABLE HOUSING
STATUTORY RESERVE FUND

The Council of the Corporation of the Township of Richmond, in open meeting assembled, enacts as follows:

1. There shall be and is hereby established a reserve fund under the provisions of Section 378 of the Municipal Act, to be known as the "Affordable Housing Statutory Reserve Fund."
2. Money as provided for under the provisions of the Municipal Act, may be paid into the Affordable Housing Statutory Reserve Fund.
3. The moneys paid into the Affordable Housing Statutory Reserve Fund shall be deposited in a separate reserve account and, until required to be used, may be invested in the manner provided in the Municipal Act.
4. The Council may provide for the expenditure of any moneys set aside under this bylaw and any interest earned thereon; but shall do so only by Bylaw adopted by an affirmative vote of at least two-thirds of its members.
5. This Bylaw may be cited as the "Affordable Housing Statutory Reserve Fund Establishment Bylaw No. 5482."

READ A FIRST TIME ON:

DEC 11 1989

READ A SECOND TIME ON:

DEC 11 1989

READ A THIRD TIME ON:

DEC 11 1989

RECONSIDERED, FINALLY PASSED AND ADOPTED ON:

MAYOR

MUNICIPAL CLERK

DISTRICT OF COQUITLAM

Inter-Office Communication

Affordable Housing Committee
of Council

DEPARTMENT:

DATE: 1990 01 24

FROM: D.M. Buchanan

DEPARTMENT: Planning

YOUR FILE:

SUBJECT: Rental Housing Council of the B.C. Report:
Children In Tenancies

OUR FILE: Housing
Programs

This report summarizes the attached report prepared by the Rental Housing Council of B.C., an organization that represents the owners of rental housing accommodation in the Province. The report reviews the socioeconomic factors that currently influence housing demand. These include current population trends such as an aging population, lower birth rate and more single parent households. In addition, our housing needs, whether we are young singles, couples or seniors, have become more specialized in terms of convenience and lifestyle. Housing demand is also impacted by current public attitudes towards higher density residential developments in what have been historically low-density single-family neighbourhoods. In response, the report states that many jurisdictions have been reluctant to zone areas for multiple housing. The Rental Housing Council also recognizes that much of our current rental housing stock is inappropriate for children because of unit size limitation and the lack of adequate amenities. In Greater Vancouver the Council estimates that 69% of the private rental housing stock is not suitable.

Report recommendations include:

1. The maintenance of existing appropriate rental units for children.
2. That rental owners help in accommodating single parent families.
3. That the Federal and Provincial Governments increase the financial allocations to social housing so that more social housing units can be built.
4. That more family-oriented housing be built.
5. That municipalities give consideration for social housing developments within their jurisdiction.
6. That family housing be directed to appropriate sites in terms of adequate amenities, accessibility and quality of life.
7. That all municipalities accept a share of all housing types and tenures.
8. That municipalities explore initiatives which may encourage the provision of more rental housing.

Affordable Housing Committee
of Council . . .

1990 01 24
Our File: Housing Programs

9. That municipalities within a given region work more closely together in the planning and development of more "family suitable" housing."

Recommendation

I recommend that this report be received for information purposes.

RI/ms/cr
encl.



D.M. Buchanan
Planning Director



Rental Housing Council of B.C.

605, 825 Granville Street,
Vancouver, B.C., V6Z 1K9

Telephone: (604) 681-0045
Facsimile: (604) 681-4261



CHILDREN IN TENANCIES

A STUDY AND REVIEW OF THE MANY FACTORS INVOLVED IN HOUSING
THAT HAVE AN INFLUENCE IN THE DELIVERY OF HOUSING FOR ALL
AGE GROUPS, INCLUDING FAMILIES WITH CHILDREN.

IT IS NOT POSSIBLE TO DEAL SOLELY WITH THE QUESTION OF ONE
AGE GROUP WITHOUT CONSIDERATION OF ANOTHER.

THEREFORE, THE TABLES AND OTHER DATA ATTEMPTS TO DEAL WITH
THE TOTAL RENTAL HOUSING PICTURE AND OBSERVES ON THE NEEDS
OF EACH GROUP WITHIN THAT SCOPE OF SUPPLY AND DEMAND.

(THERE ARE 384,800 RENTAL HOUSING UNITS IN BRITISH COLUMBIA.
RENTAL HOUSING COUNCIL REPRESENTS THE OWNERS)

DEC 18 1989

DISTRICT OF COQUITLAM
PLANNING DEPT.

November 1989

RECOMMENDATIONS



CHILDREN IN HOUSING

PRIVATE RENTAL APARTMENTS & ROW HOUSES

- 1. THAT OWNERS CONTINUE TO MAINTAIN EXISTING UNITS THAT WILL ACCOMMODATE CHILDREN IN FAMILIES AND ADD TO THAT INVENTORY AS MUCH AS COMPATIBILITY WITH OTHER AGE GROUPS WILL ALLOW.
- 2. THAT OWNERS TRY TO BE EXTRA HELPFUL TO ACCOMMODATE SINGLE PARENTS WITH A CHILD, ALSO COMMENSURATE WITH ACCEPTANCE OF OTHER TENANTS IN THE BUILDING.

SOCIAL HOUSING (SUBSIDIZED, INCOME ORIENTED)

- 3. THAT THE FEDERAL/PROVINCIAL PARTNERSHIP IN THE SOCIAL HOUSING PROGRAM CONSIDER AN INCREASE IN THE SOCIAL HOUSING BUDGET IN ORDER TO REDUCE THE WAITING LIST OF NEEDY TENANTS. (AT PRESENT BRITISH COLUMBIA HAS ALLOCATED A TOTAL OF 1,886 UNITS PER YEAR WHICH SPREADS THINLY THROUGHOUT THE PROVINCE) B. C. is subject to higher immigration and higher migration from other provinces so the original number of allocations is hardly adequate.
- 4. THE DIVISION OF UNITS BETWEEN "SENIORS" AND "FAMILIES" IS ALWAYS UNDER SCRUTINY BY THE HOUSING DEPARTMENT AND IT WOULD APPEAR THAT GREATER FAVORITISM MAY BE WARRANTED AT THIS TIME TO THE "FAMILY" SEGMENT.
- 5. THAT MUNICIPALITIES ASK THEIR PLANNING AND PERMIT DEPARTMENTS TO PROVIDE EXTRA SPECIAL SERVICE AND CONSIDERATION FOR SOCIAL HOUSING PROJECTS AND TO APPROVE AND EXPEDITE SUCH APPLICATIONS SO THAT EARLIEST POSSIBLE DELIVERY CAN BE ACHIEVED TO ACCOMMODATE THOSE ON WAITING LISTS FOR "FAMILY" UNITS.
- 6. MULTIPLE HOUSING - WHERE?
THAT OVER-DEVELOPMENT OF FAMILY PROJECTS IN THE INNER-CORE OF MAJOR CITIES BE AVOIDED TO PREVENT OVER-CROWDING OF CHILDREN IN BUSY COMMERCIALIZED AND SOMETIMES SOCIALLY ADVERSE AREAS.

AND, INSTEAD, THAT MORE ENCOURAGEMENT BE GIVEN FOR DEVELOPMENT OF FAMILY PROJECTS IN TRADITIONALLY AND STILL PREDOMINANTLY FAMILY HOUSING COMMUNITIES.

- 7. THAT THE MAJOR CITIES IN METRO AREAS, SUCH AS VANCOUVER AND VICTORIA, LIKE OTHER MAJOR CENTRES IN CANADA, WHICH SOON GET SHORT OF DEVELOPMENT LAND, NEED NOT FEEL THAT THEY HAVE TO ACCOMMODATE EVERYBODY WHO KNOCKS ON THEIR DOOR FOR A PLACE TO LIVE; THAT INSTEAD THE APPLICANTS MAY MORE EASILY FIND ACCOMMODATION IN ADJACENT COMMUNITIES.
- 8. THAT A SEARCH BE MADE BY PLANNING DEPARTMENTS FOR WAYS AND MEANS TO ACCOMMODATE MORE RENTAL HOUSING THROUGH URBAN RENEWAL AND/OR REZONING OTHERWISE THERE WILL BE NO PLACE TO PROVIDE THE EXTRA HOUSING THAT THE PUBLIC WOULD LIKE. DEMOLITION OF EXISTING RENTALS IS GENERALLY NOT NECESSARY IF ALTERNATE LOCATIONS CAN BE FOUND. THE "KEY" IS MOST OFTEN IN THE ZONING ROADBLOCK.
- 9. THAT MUNICIPALITIES OF A REGIONAL DISTRICT WORK MORE CLOSELY TOGETHER IN PLANNING HOUSING FOR BOTH OWNERSHIP AND RENTAL IN ORDER TO SOLVE SHORTAGES THAT EXIST FROM TIME TO TIME, INSTEAD OF FEELING THAT THEY MUST PROCEED IN ISOLATION. THIS WILL SURELY RESULT IN BETTER AND MORE PLENTIFUL ACCOMMODATION FOR FAMILIES WITH CHILDREN, FOR SENIORS AND FOR OTHER AGE GROUPS.

CHILDREN IN TENANCIES

As housing is an essential need for all Canadians, regardless of age or family structure, it is a fair question to examine, at any time, whether or not all of these needs are being met and if there are in fact particular shortages or if there is a general shortfall of supply over demand.

HOUSING - A HIGH COST FACTOR IN LIVING

36% of the cost of living is for housing. It ranks tops in all cost segments. But cost is a relative thing. So some people can absorb the cost in their income and others not. Those of low income have more difficulty as their choices become narrowed. So with them it really is an INCOME PROBLEM rather than a housing problem.

POPULATION TRENDS CHANGE

The population mix is not static. It has had dramatic changes in the past decade and more in store by the turn of the century. There is almost no growth in the % of children in many parts of Canada. It is a National trend, even International. In contrast, Seniors are growing in the % of population. They are also living much longer.

In the Adult group there are changes there too. More childless couples. Less children per family. Shorter marriages. More divorces ending up with single parents. All of these changes cause monetary problems. Incomes become stretched, housing becomes more difficult to balance in the home budget., Day Care needs increase.

SUPPLY OF HOUSING HAS BECOME MORE DIFFICULT WITH THESE CHANGES IN SOCIETY.

Peoples lifestyles have changed much due to these many varied social changes. Young people don't need as much family housing; they want singles housing with their kinds of conveniences available or built in, like exercise and recreation facilities, saunas, jacuzzis and pools and even fitness in-house associations.

Seniors, because there are more of them and they live longer go through stages of health change and interest change. Beyond a certain period of their lives, the busy activity of family life with small children is a strain when prolonged. So that, too, creates new circumstances for housing accommodation. They need their own.

HOUSING DEVELOPMENT HAS BECOME MORE SOPHISTICATED & MORE DIFFICULT

The type of housing is in a greater variety-demand because of all the above changes. The old fashioned standard house and standard apartment no longer is acceptable to all. So much of the existing inventory is unsuitable for certain age groups. Because of social demands and much wider interests and activity of young people they can no longer be confined to a small apartment in their growing lives. They need space. They need physical variety of fun. So apartments don't fit so well now. Because families are smaller, many 1-child situations need company. So the isolation of apartment life also is not so attractive. A house or a duplex or a townhouse provides more interests in common with children because of others like them around.

CONSTRUCTION FACES NEW PROBLEMS

Many people have become choosy in what they want in their neighborhoods. Many also want less development and less housing in their neighborhoods inspite of the fact that many more, even of their same ages, want more housing because they don't know where to live. But then the Municipalities, torn with this dichotomy, so often lean too far in one direction to favor one group only to offend the needs of another. Downzoning is a good example. Afraid to expand more multiple housing to meet the real needs.

DISCRIMINATION

Who, now, can really define what that word means? If you discriminate in favor of one group then you discriminate against another. This brief will deal with that.

RENTAL POLICY ON SIZE OF UNITS & CHILDREN

Generally speaking, the policy of all government levels and the private sector is the same. FOR HEALTH AND SOCIAL REASONS small units, bachelor units, even 1 bedroom units are not considered desirable for children. High rise buildings even of multi-bedroom are also not considered desirable for little children.

2 bedroom units are generally considered only suitable for parents & 1 child, particularly if two children were of the opposite gender.

That results in only a small percentage of apartments being suitable for children.

Even then, there are some other obstacles, making apartment life undesirable, for children. i.e.

NO PLAYROOM OR RECREATION ROOM IN THE BUILDING.

NO YARD SPACE. Children would be forced to play in the parking lot or in the street, both dangerous practices.

SOME pools in buildings. Generally no lifeguards or attendants.

- that becomes another danger. Attendants would cost more.

HOUSES ARE IDEALLY SUITED FOR FAMILIES AND MOST ALLOW CHILDREN BUT SOME PRIVATE SINGLE FAMILY HOMES RESTRICTED BY OWNER'S CHOICE.

TOWNHOUSES & DUPLEXES ARE IDEALLY SUITED for children and most welcome them. Municipalities should encourage more duplex & fourplex buildings as infil.

RENTAL HOUSING OF PRIVATE SECTOR BY NUMBER OF BEDROOMS

<u>APARTMENTS</u>	<u>VICTORIA METRO</u>	<u>VANCOUVER METRO</u>	
	<u>percentage of inventory</u>		
BACHELOR UNITS	10%	10%	
1 BEDROOM UNITS	58%	59%	
	58%	69%	NOT SUITABLE FOR CHILDREN
2 BEDROOM UNITS	31%	28%)suitable, subject to yards and play areas on-site and
3 BEDROOM UNITS	1%	3%)subject to health & social balance of No. of bedrooms vs No. of children.
	<u>100%</u>	<u>100%</u>	

TOWNHOUSES

1 BEDROOM UNITS	3%	1%	NOT SUITABLE FOR CHILDREN
2 BEDROOM UNITS	19%	24%	
3 BEDROOM UNITS	78%	72%	
4 BEDROOM UNITS	0	3%	
	<u>100%</u>	<u>100%</u>	

NOTE: There is generally no problem in the interior and northern communities including the resource towns, where buildings are built to suit the family mix needs.

for example: 10% of units are bachelor in Vancouver & Victoria whereas in Prince George & Fort St. John. only 7%. Vancouver & Victoria have 59% of 1 bedroom units, whereas in the north about 30-45%. and 2 bedrooms in

Restricted housing isn't the problem

Apartment owners who refuse to rent to families with children have come in for much criticism from affordable housing advocates of late. We'd like to offer a word in the apartment owners' defence, on a matter of principle, and to suggest the problem lies elsewhere.

That there is an affordable housing problem has been patently obvious for many months. The rental vacancy rate in Greater Victoria flirts with zero, and low-income families have described in pathetic detail their troubles finding any, much less a decent, place to live. One man has been keeping his children in a tent. Other single parents have to spend far too much of their budget on rent, to the detriment of their children's diets, education and emotional well-being.

But other people have rights, too. If some choose to live in adult-only buildings (and many do), how does it solve the housing problem to discriminate against them by outlawing that option? Surely it only compounds the situation, creating two problem areas instead of one.

If such prohibitions are wrong in principle, what incentives might help? Have the municipalities considered a modest property tax advantage to apartment owners who make their units available to all?

Two letter writers in recent weeks, both managers of local apartment buildings, make good points.

The first noted that family tenants in his building were preferred to the rowdy, partying, thoughtless singles and couples he had encountered. This says something about the inaccurate perception of all families with children as disturbances in an apartment building.

The second writer talked about her adult tenants' particular needs; many work night shifts and the building must be kept quiet for them during the day. Children need a place where they can play, run and holler, she said. It's not right to be forever shouting at them to be quiet. So her building doesn't suit families with children.

The problem is a shortage of suitable, affordable housing, not discrimination in housing. That raises a basic question: how much should governments spend in subsidizing housing for moderate-income families or those on social assistance? There will never be a consensus on this. But it is safe to say that the Wilson budget cuts, sharply curtailing new co-operative housing, were too severe, and the provincial level of assistance towards permanent subsidized housing is too modest.

The senior governments have approved 150 family and 100 seniors' units for all of Vancouver Island this year. The two agencies in the Capital district who administer affordable housing projects each have about 600 families on their waiting lists. "And at least one-third of (those) on our waiting list are in quite desperate situations," a spokesman for one of them said recently.

The question of social responsibility apart, such imbalances between modest housing needs and available help don't make economic sense either, because ghetto housing creates crime, learning difficulties, child abuse and health problems — all of which generate impressive social costs down the road. Social housing is a good investment.

Times Colonist

THE COLONIST: founded 1858
Published by Canadian Newspapers Company Limited, P. O. Box 300, Victoria, B. C. V1
Second class mail registration number 0516

October 17, 1989



Legally Speaking

Reference: Children—Prohibitions Against Residing in a Building

The tight rental market in Victoria and the lower mainland has made it difficult for families with children to find accommodation, particularly since a number of condominiums and apartment buildings prevent children from residing in them. This has led to a demand for amendments to the Human Rights Act of British Columbia, to prevent discrimination with respect to a tenancy because of age.

Section 5(1) of the Act states that no person shall discriminate with respect to a term or condition of a tenancy, because of race, colour, ancestry, place of origin, religion, marital status, physical or mental disability, or sex. No reference is made to age although age is mentioned in other sections dealing with discrimination in employment advertisements, in employment, and discrimination by unions and associations.

Those who seek the amendment contend that the Provincial Legislation is discriminatory, and that this is a breach of an individual's rights under the Canadian Charter of Rights and Freedoms to the equal protection and equal benefit of the law without discrimination because of age.

The Human Rights Act treats the rights of children and adults differently with respect to accommodation. On the face of it, this would appear to be discriminatory and therefore in breach of the child's constitutional rights. This question of whether differentiation and discrimination are synonymous was discussed in a British Columbia Court of Appeal decision where the Court said that all legislation classifies or differentiates. "Indeed, in order to ensure equal protection and equal benefits, it may be necessary for the legislature to treat groups and individuals differently."

The conclusion reached by the Court was that legislation can differentiate without being discriminatory if the legislation is fair and reasonable.

The unfairness and unreasonableness of Section 5(1) was raised several years ago in a case where a child was born to a couple who had been residing in an apartment which had a tenancy agreement prohibiting children from residing in the building. Notice to Vacate was given to the couple.

The young couple's lawyer contended that the Human Rights Act was unfair and unreasonable because it discriminated against children who were "stereotyped socially as undesirable neighbours." The argument against stated that there are a number of natural classifications of rental accommodations because people who enjoy different environments seek accommodation to meet and suit their needs. Examples of residential developments for senior citizens, or for adults only, and for families only, were given. Other reasons were cited as to why a particular apartment building may not be suitable for children: its location on a busy road, or its distance from schools would be considerations against children residing in the building.

The Judge held that it was not unreasonable or unfair that a landlord should be free to provide accommodation to meet the needs of different groups in society who enjoyed different kinds of habitations. The Petition was denied and the validity of the Human Rights Act was upheld. The case was not appealed.¹

1. *Huan v Mah*, 7 B.C.L.R. (2d) p. 21.

Gerry Neely, B.A., LL.B.
Victoria, B.C.

VICTORIA

SHOULD ALL HOUSING OF ALL KINDS BE TOTALLY ORIENTED TO FAMILY OCCUPANCY?

This is really the question that must be asked,

Not, should all housing be forced to accept children, including apartments, houses, townhouses, condominiums and even apartments in houses!

IN THE 1986 CENSUS OF DWELLINGS IN THE CITY OF VICTORIA

66% of dwellings were rented, with the balance of 34% owner occupied.

12% of the population contained children ages 0-14

from this it would appear that the rental housing is more than adequate to accommodate children, without making all housing accept children.

IN THE SAME CENSUS, ALSO IN VICTORIA CITY

35% of the population were SENIORS AGES 55 +

Generally speaking, seniors are more compatible with their own age group of 55 years and older. At least they have more in common, socially and health wise and their ages embrace the majority of retired people.

48% of the population were in the age group of 20-54 years these are mostly the working people but they also include students who are still going to colleges and universities.

5% of the population were in the age group of 15-19 years; they are substantially in the community colleges and universities but some of course still in high school.

IN THE CAPITAL REGIONAL DISTRICT

the same kind of age differentials exist with slight variations.

17% of the Whole Region, including Victoria City are children 0-14 age group

29% are Seniors, 55 + age group

48% are the 20-54 age group

6% are the 15-19 age group

THE FUTURE:

In the next two decades, children are expected to represent a small growth of the population

Whereas, SENIORS are expected to grow more rapidly in quantity & percentage and expected to live longer.

CHILDREN IN TENANCIES (RENTAL HOUSING) - METRO VICTORIA (CRD)

TWO DIFFERENT SURVEYS OF THE MARKET WERE MADE (fall 1989)

FIRST SURVEY of the private rental market. 17% of the units. August 1989

C.R.D. | 3,641 units in 104 buildings, administered by major marketers
 METRO | who have more than 1 building in their portfolio
 VICTORIA | 1,394 units (38%) accepted children.
 APARTMENTS | Some buildings did and some buildings were 'adult only'.
 But this was a higher percentage than is estimated for the 'total' market.
 22,000 units, approximately are in the total market.
 3,300 units (18%) are 'estimated' to be available for children in families.
 These buildings are scattered all over the Region.
 Some buildings offer any units for families.
 others have only some of the units for families.

POPULATION VARIES BETWEEN MUNICIPALITIES WITHIN THE REGIONAL DISTRICT.

SO DOES THE AGE MIX VARY BETWEEN THE CITY AND THE MUNICIPALITIES.

FOR EXAMPLE: In Victoria City 12% of the population are children 0-14 yrs.
 IN THE REGION 17% " " " " " " " " " " " "

THE TYPES OF BUILDINGS MAY VARY BETWEEN MUNICIPALITIES AND ALSO BETWEEN THE CITY AND THE MUNICIPALITIES. I.E. the mix between bachelor units and one, two and 3 bedroom units. This is typical of other parts of the Province. In the inner core more bachelor and 1 bedroom, neither particularly suitable for children. In the suburbs or neighbouring communities, less bachelor and more 1 and 2 bedroom unit apartments.

VACANCIES - VICTORIA MARKET - NOVEMBER 4/89

2nd SURVEY. carried out as a "market test" - not a total market survey. Nov 4/89

APARTMENTS

This test was different than the first one. In this one we looked only for units available 'now' to rent.

We found 146 units available. (there were more but we did not count them)

77 units specified the type of tenancy. Adult. Children. Seniors.

7% specified children
 14% specified no children
 79% specified adult.

the rest 69 units 'did not specify'. Neither adult nor children. Historically some for and some against.

HOUSES & TOWNHOUSES

109 units. 67% accepted children. (total market is normally over 75%)

TOTAL RENTAL MARKET, apartments, houses, townhouses.

16% accepted children. This compares favorably to the 17% of the population in C.R.D. which represents children.

For Rent
Nov 4/89

CONSTRUCTION OF NEW RENTAL HOUSING IN VICTORIA METRO

based on information Jan to Sept, incl. 1989

SOCIAL HOUSING (B.C.M.H.C.)

THIS IS WHAT IS COMING ON TO THE MARKET, in SOCIAL HOUSING, WHICH PROVIDES RENTAL HOUSING AT A MAXIMUM OF 30% OF INCOME, UNDER THE PROVINCIAL/FEDERAL PLAN.

PREFERENCE IN THESE PROJECTS IS GIVEN TO "FAMILIES" BUT SOME PROJECTS FOR "SENIORS" INCLUDE THOSE SHOWN. INVITATIONS FOR PROJECTS ENCOURAGE "FAMILY PROJECTS".

for example: of 10 projects so far in 1989, 8 are FAMILY, 2 ARE SENIORS

HERE IS THE LIST:

VICTORIA CITY PROJECTS

48 units	Seniors	Apartments
10 units	Families	Townhouses

PLANNED but not processed:

<u>10 units</u>	Families	Townhouses
-----------------	----------	------------

68 units

SAANICH MUNICIPALITY PROJECTS

20 units	Families	Townhouses
23 "	"	"
10 "	"	"
16 "	"	"
28 "	Seniors	apartments
23 "	Families	townhouses
21 "	"	"

141 " 28 seniors 113 family

1990 SPRING PLANNED CONSTRUCTION AT THIS POINT IN TIME. Total budget to be announced.

14 units	seniors	apartments
8 "	family	townhouses

CHILDREN: of the total of 850 to 900 rental units started or to be started in 1989 it appears that about 200 will likely be available for tenants with children

MULTIPLE HOUSING (C.M.H.C.)

The following CONSTRUCTION STARTS" are reported by CMHC for Jan - Sept 1989

METRO VICTORIA: 597 units of all kinds - rental - (Market + Non Profit)

767 units	Condominium (some will become rental)
1,084 units	Single family homes

VICTORIA CITY: 337 units of all types "MULTIPLE" (market, Non Profit, Condo)
(a breakdown of each type was not available)

CO-OPS : no figures available. These are budgeted separately by the Federal Government.

SUMMARY: the above means that there are 806 rental units that will be added this year when finished
PLUS as many as 50-100 rental condos

1986 CENSUS (STATS CANADA) METRO VICTORIA

	<u>NUMBER OF DWELLINGS</u>			<u>TOTAL</u>	<u>POPULATION % OF TOTAL BY AGE GROUPS</u>			
	<u>% RENTED</u>	<u>RENTED</u>	<u>OWNED</u>		<u>0-14</u> %	<u>15-19</u> %	<u>20-54</u> %	<u>55+</u> %
VICTORIA CITY	66%	22,385	11,460	33,850	12	5	48	35
SAANICH D.M.	26%	7,935	23,140	31,075	18	8	48	26
OAK BAY D.M.	27%	1,980	5,440	7,420	14	6	36	44
ESQUIMALT D.M.	56%	3,720	2,885	6,605	15	6	53	26
SIDNEY	21%	1,350	5,065	6,415	18	6	40	36
COLWOOD	29%	1,050	2,615	3,660	26	9	49	16
CENTRAL SAANICH D.M.	23%	925	3,140	4,060	18	7	46	29
N. SAANICH D.M.	12%	325	2,355	2,675	18	7	43	32
VICTORIA METRO (CRD)	40%	42,150	62,470	104,620	17	6	48	29

RENTAL "HOUSEHOLD MAINTAINERS" IN METRO VICTORIA (i.e. "THE HOUSEHOLDER")

AGES	15-24	6,075 = 14%
	25-39	16,675 = 40%
	40-49	4,250 = 10%
	50-64	5,250 = 13%
	65+	9,900 = 23%
	<u>42,150</u>	<u>= 100%</u>

	<u>% RENTED</u>	<u>RENTED</u>	<u>OWNED</u>	<u>TOTAL</u>	<u>0-14</u> %	<u>15-19</u> %	<u>20-54</u> %	<u>55+</u> %
NANAIMO REGION	29%	9,385	22,905	32,435	20	7	46	27
NANAIMO CITY	35%	6,825	12,435	19,255	21	7	48	24
PORT ALBERNI CITY	32%	2,150	4,605	6,755	24	9	46	1
CAMPBELL RIVER D.M.	37%	2,315	3,940	6,255	25	9	46	
PARKSVILLE	21%	845	1,605	2,450	18	6	41	
DUNCAN CITY	50%	895	900	1,795	17	7	41	
PORT HARDY D.M.	42%	770	1,050	1,815	29	8	57	6
PORT MCNEIL	39%	325	515	845	29	9	57	5

NB RESERVES NOT SHOWN AS THEY ARE SMALL

VANCOUVER

CHILDREN IN TENANCIES - METRO VANCOUVER1986 CENSUSCITY OF VANCOUVERDWELLINGS

54% OF DWELLINGS WERE RENTED. THE BALANCE 46% OWNER OCCUPIED.

POPULATION

14% = CHILDREN	0-14 YRS OF AGE
25% = SENIORS	55+ YRS OF AGE
55% = ADULT	20-54 YRS OF AGE
6% = YOUTHS	15-19 SOME AT HOME, IN COLLEGE OR UNIVERSITY, WORKING, SOME STUDENT RENTALS.

CHILDREN

WITH ONLY 14% CHILDREN IN THE POPULATION
AND 54% OF DWELLINGS RENTAL
THERE APPEARS TO BE ADEQUATE OPPORTUNITY FOR FAMILIES WITH
CHILDREN TO RENT BECAUSE 20% OF THEM ARE RENTAL HOUSING IN
WHICH THE BLDG WILL ACCEPT CHILDREN. (SURVEY NOV /89)
(APARTMENTS&HOUSES)(SUBJECT TO VACANCIES)

METRO VANCOUVER (G.V.R.D.)DWELLINGS

56% OF DWELLINGS WERE RENTED. THE BALANCE 44% WERE OWNER OCCUPIED.

POPULATION

18% = CHILDREN	0-14 YEARS OF AGE
22% = SENIORS	55+ YEARS OF AGE
48% = ADULT	20-54 YEARS OF AGE
8% = YOUTH	15-19 YEARS OF AGE

CHILDREN

WITH ONLY 18% CHILDREN IN THE POPULATION
AND 56% OF THE DWELLINGS RENTAL
THERE APPEARS TO BE ADEQUATE OPPORTUNITY FOR FAMILIES WITH
CHILDREN TO RENT BECAUSE
45% OF ALL RENTAL HOUSING (APARTMENTS&HOUSES) IN
G.V.R.D. WILL ACCEPT CHILDREN (SURVEY NOV /89) (SUBJECT TO
VACANCIES).

includes Social Housing for children

FEDERAL/PROVINCIAL HOUSING PROGRAM. 1989 Budget (subsidized-low income units)

UNITS PLANNED, partly approved but not completely finalized. Tentative distribution:

	<u>TOTAL</u>	<u>SENIORS</u>	<u>FAMILY</u>	<u>DISABLED</u>	<u>SPECIAL NEEDS</u>
LOWER MAINLAND	1,388	360	675	366	47
VANCOUVER ISLAND	487	132	240	73	42
SOUTH OF WILLIAMS LAKE	98	0	40	58	0
NORTH OF WILLIAMS LAKE	28	0	3	20	5
TOTALS	2,001	432	958	517	94

PROVINCIAL GOVERNMENT - B.C. RENTAL SUPPLY PROGRAM

This will provide total of 4,000
1989 approvals so far, 1st phase 2,259
second phase to be tendered in Nov 1,741

This is a \$40 million program. Construction completion will start in 1990. To be built by private developers who will receive a 3% interest improvement. 64% of these units will be in the LOWER MAINLAND: 20% GREATER VICTORIA: 16% in Kelowna, Nanaimo, Vernon and Courtenay.

OTHER GOVERNMENT PROJECTS:

VANCOUVER CITY:

Vancouver's VLC Properties Ltd., company sponsored by Vancouver City Council will soon be under construction with their development of 2,000 rental units each year. This will be affordable housing, targeted at under \$600 month for 1 bedroom units of 500 to 600 square feet, approximately. larger units 2 and 3 bedroom may be \$700 and higher. Construction program calls for privately built housing and with first units available in 1990. The first phase will be on Fraser Lands, S.E. Marine drive and two other sites in mind are downtown. All City owned land leased for 80 years and developed by private developers for VLC. Some preferential treatment to existing tenants unable to stay in their present units.

GREATER VANCOUVER REGIONAL DISTRICT - Social Housing for low income people

While they are not presently building more units their existing inventory is subject to turnover of tenants so there are rental opportunities for Family accommodation. Mostly in Townhouses but some apartments.

CAPITAL REGIONAL DISTRICT Social Housing for low income people.

Their program for additional social housing is in sponsoring and aiding in the development of non profit projects in the Region. They have a number in motion and others planned.

MEGA PROJECTS - VANCOUVER CITY PRIVATE DEVELOPMENTS FOR MARKET HOUSING

EXPO LANDS, B.C. Place, will produce some 7,500 housing units; 20% social permit expected shortly for construction.

BOSA BROS LAND - STATION/MAIN site, 1000 housing units, 20% social, land clearing now.

COALHARBOUR/MARATHON, 2000 units, 20% social and 25% family, Proposal up for permit.

"MULTIPLE" HOUSING UNITS

NEW CONSTRUCTION -VANCOUVER METRO AUG 31/89 SOURCE:- CMHC REPORTS

& Fraser Valley

	<u>CONDO</u>			<u>MARKET</u>			<u>NON PROFIT+CO-OP</u>			<u>OVERAL TOTAL</u>
	<u>ROW</u>	<u>APT</u>	<u>TOTAL</u>	<u>ROW</u>	<u>APT</u>	<u>TOTAL</u>	<u>ROW</u>	<u>APT</u>	<u>TOTAL</u>	
<u>VANCOUVER "CITY"</u>										
STARTS JAN-AUG	58	1,408	1,466	0	202	202	27	390	417	2,085
ABSORBED JAN-AUG	23	680	703	0	362	362	0	269	269	1,334
UNDER CONST. AUG31	66	2,154	2,220	0	224	224	27	343	370	2,814

UNDER CONSTRUCTION -BY AREAVANCOUVER CITY

WEST END		600	600			0			0	
DOWNTOWN		228	228		130	130		110	110	
KITSILANO		187	187		31	31			0	
FALSE CREEK		300	300			0			0	
GRANVILLE - OAK	8	381	389			0			0	
* KERRISDALE			0			0			0	
MARPOLE		33	33			0		23	23	50
EASTSIDE	58	48	106		30	30	27	23	50	180
MT. PLEASANT		63	63		16	16		30	30	100
STRATHCONA/GRANDVIEW		91	91			0		157	157	240
WESTSIDE		223	223		17	17			0	240
CITY TOTAL	66	2,154	2,220		224	224		27	343	370

* KERRISDALE 97 (4 BLDGS STARTED AFTER THIS REPORT, REPLACING 7 RENTAL. 163 UNIT)

METRO VANCOUVER

STARTS JAN-AUG	1,599	4,332	5,931	0	253	253	261	653	914	7,099
* ABSORBED JAN-AUG	1,320	2,132	3,452	0	536	536	340	566	906	4,889
UNDER CONST. AUG31	1,365	5,341	6,706	0	380	380	233	555	788	7,877

UNDER CONSTRUCTION AS OF AUG31/89 -- FRASER VALLEY

ABBOTT'SFORD	36		36			0				
MATSQUI	36	256	292		70	70				
MISSION	3	14	17				33		33	
CHILLIWACK	0	54	54	58	32	90				130

* NOTE: RE "ABSORBED"

OBVIOUSLY UNITS ABSORBED BY THE MARKET ARE THE ONES THAT WERE UNDER CONSTRUCTION DURING THE PREVIOUS YEAR.
1989 STARTS -WOULD STILL BE UNDER CONSTRUCTION PLUS SOME STARTED IN 1988 AND STILL NOT FINISHED.

CONDO = STRATA TITLE OWNERSHIP MARKET = PRIVATE RENTAL NP = NON-PROFIT SUBSIDIZED FOR LOW INCOMES.

G.V.R.D. VACANCY SURVEY - NOVEMBER 1989 (R.H.C.)VACANCIES AVAILABLE

	<u>APARTMENTS</u>	<u>HOUSES & TOWNHOUSES</u>	<u>TOTAL</u>
VANCOUVER CITY	292	229	521
BURNABY	133	128	317
NEW WESTMINSTER	56		
COQUITLAM - PORT MOODY	58	69	127
RICHMOND	54	127	181
LADNER, TSAWASSEN, SO. DELTA	13	10	23
SURREY, WHITE ROCK, NO. DELTA	60	144	204
NORTH & WEST VANCOUVER	94	47	141
MAPLE RIDGE, PITT MEADOWS	7	8	15
TOTAL G.V.R.D.	767	762	1,529

NB: THE ABOVE LIST IS NOT FULLY COMPLETE. THERE WERE NO DOUBT MANY VACANCIES ALSO NOT ADVERTISED.

1986 CENSUS (STATS CANADA) METRO VANCOUVER

	^{OWNED} % RENTED	NUMBER OF DWELLINGS			POPULATION % OF TOTAL BY AGE GROUPS			
		RENTED	OWNED	TOTAL	0-14	15-19	20-54	55+
<u>VANCOUVER CITY</u>	54%	107,225	78,570	185,795	14%	6%	55%	25%
SURREY	68%	42,055	19,930	61,985	21%	7%	54%	18%
BURNABY	52%	30,090	28,210	58,300	16%	6%	54%	24%
RICHMOND	67%	25,440	12,675	38,115	24%	7%	51%	18%
DELTA	82%	20,455	4,515	24,970	24%	5%	56%	15%
COQUITLAM	67%	16,165	8,005	24,170	20%	8%	56%	16%
NORTH VAN. D.M.	79%	18,620	4,785	23,405	20%	15%	47%	18%
NEW WESTMINSTER	36%	6,850	12,565	19,415	13%	5%	53%	29%
LANGLEY D.M.	82%	14,095	3,060	17,155	26%	18%	40%	16%
NORTH VAN. CITY	36%	6,170	10,925	17,090	13%	5%	59%	23%
WEST VAN. D.M.	74%	10,365	3,645	14,015	14%	7%	47%	32%
MAPLE RIDGE	87%	9,215	3,250	12,465	24%	8%	50%	18%
PORT COQUITLAM	77%	7,195	2,155	9,350	25%	11%	52%	12%
WHITE ROCK	61%	4,295	2,730	7,025	11%	1%	39%	49%
LANGLEY CITY	49%	3,110	3,185	6,290	23%	8%	51%	18%
PITT MEADOWS	77%	1,960	695	2,660	22%	8%	56%	14%
PORT MOODY CITY	67%	3,550	1,870	5,420	24%	8%	56%	12%
U.E.L.	65%	740	400	1,140	19%	5%	50%	26%
TOTAL GVRD (METRO VANCOUVER)	56%	299,840	230,470	532,220	18	7	53	22

RENTAL "HOUSEHOLD MAINTAINERS" IN METRO VANCOUVER (IE THE "HOUSEHOLDER")

AGES	15-24	27,675 = 12%
	25-39	102,895 = 44%
	40-49	29,600 = 13%
	50-64	31,975 = 14%
	65+	38,325 = 17%
		230,470 = 100%

FRASER VALLEY

MATSQUI D.M.	29%	5,060	12,275	17,340	23%	6%	48%	23%
CHILLIWACK D.M.	31%	4,730	10,535	15,265	22%	7%	46%	25%
ABBOTSFORD D.M.	36%	1,835	3,275	5,115	25%	8%	50%	17%
*CENTR. FR. VLY	28%	13,155	32,855	46,300	24%	8%	48%	20%

*this is the Total Fraser Valley but some areas not listed in above table.

NB RESERVES NOT SHOWN AS THEY ARE SMALL

Conference Housing Society

831 Herrmann Street
Coquitlam, B.C.
V3C 4R8

Mayor Lou Sekora
District of Coquitlam
1111 Brunette Ave.
Coquitlam, B.C.

December 22, 1989

Dear Mayor Sekora

We of Conference Housing Society are well aware of the lack of affordable housing in Coquitlam. In order that we may provide additional housing for those families in need, we would appreciate your consideration should any municipal land become available.

We, as a Coquitlam based society remain committed to providing affordable housing to those most in need and we would seek any assistance you may be able to provide to that end.

Thank you in advance for your cooperation.

Sincerely



Rev. John Davies
President

RECEIVED

DEC 28 1989

DISTRICT OF COQUITLAM
PLANNING DEPT.

share
SOCIAL SERVICES

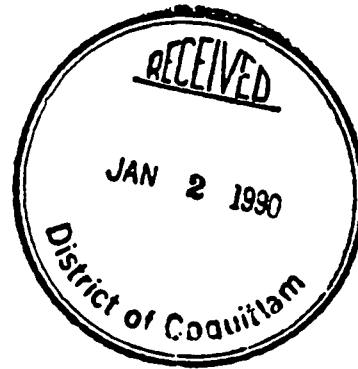
104 Brunette Avenue,
P.O. Box 1037,
Coquitlam, B.C.
V3J 6Z4

(604) 525-0188

Board of Directors
Executive Director
Program Development
& Administration
Family & Children's
Services
Residential Services
Community Services
Fund Development

January 2, 198⁹⁰~~9~~

Mayor Lou Sekora and Council
City of Coquitlam
1111 Brunette Avenue
Coquitlam, B.C. V3K 1E8



Dear Mayor Sekora and Council,

I am writing to request your assistance in finding land suitable for social housing for families in the Coquitlam area.

As you know SHARE, through the 43 Housing Society, is involved in providing local families with affordable accommodation. Currently there is one completed project, Cranberry Court, which houses 22 families. A second project, Willow Place, is under construction and will house 40 families. Both of these projects are in Port Coquitlam. They are made possible through the ongoing support of the British Columbia Housing Management Commission. The City of Port Coquitlam was also very helpful in getting the projects started.

In the time that it has taken to get the two existing projects off the ground the need for affordable housing has become even more pressing, and appropriate land has become more scarce and more expensive. Experience has shown that some of the most successful projects are those that are on municipal land and have the full support of the local council.

I am asking for your support of a social housing project in Coquitlam on municipal land. By working together we can make housing affordable for Coquitlam families.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dale Christenson".

Dale Christenson
Chairman
43 Housing Society

A rectangular stamp with the word "RECEIVED" in large, bold, capital letters.

JAN 02 1990

DISTRICT OF COQUITLAM
PLANNING DEPT.

RECEIVED
DIST. OF COQUITLAM

Conference Housing Society

*D.M. Buchanan
for Affordable Housing
Comm*

JAN 22 2:21 PM '90

*to Rob
for Com agenda*

RECEIVED

831 Herrmann Street
Coquitlam, B.C.
V3C 4R8

JAN 23 1990

**DISTRICT OF COQUITLAM
PLANNING DEPT.**

Mayor Lou Sekora
1111 Brunette Ave.
Coquitlam, B.C.

January 18, 1990

Dear Lou,

Further to our letter of December 1989, we would like to determine the availability of land suitable for social housing. The specific site we are looking at is adjacent to the new fire hall on Pinetree Way.

We are advised by B.C.H.M.C. that we must have proposals ready by the beginning of March. We must further allow a minimum of 4 - 6 weeks for planning and design. With prompt action by Council we will be able to submit a proposal to B.C.H.M.C. in time to meet their deadline and receive a 1990 unit allocation.

Our goal is to provide affordable housing to those most in need in Coquitlam, and we look forward to any assistance Council may be able to provide to that end.

Sincerely,

H. John Davies

Rev. H. John Davies
President

REVISION TO: 502-8

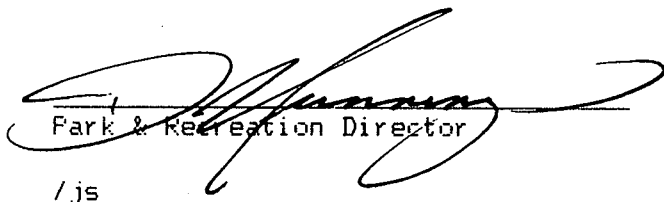
DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Ald. Robinson, Chairman **DEPARTMENT:** **DATE:** 90 03 02
Park & Rec. Committee
FROM: D.L. Cunnings **DEPARTMENT:** Parks & Rec. **YOUR FILE:**
SUBJECT: COQUITLAM ADANACS SENIOR LACROSSE CLUB **OUR FILE:**
1989 SPORTS CENTRE RENTAL WAIVER REQUEST 405.2

I would like to bring to your attention that Park & Recreation Committee Recommendation 502-8 has been amended as follows in accordance with the Treasury Department's directive:

"That the request from the Coquitlam Senior Adanacs Lacrosse Club for a write-off of \$2,155.65, being the outstanding balance for rentals during the 1989 season, be approved, subject to receiving approval from the Minister of Municipal Affairs pursuant to Section 288 of the Municipal Act.


Park & Recreation Director
/js

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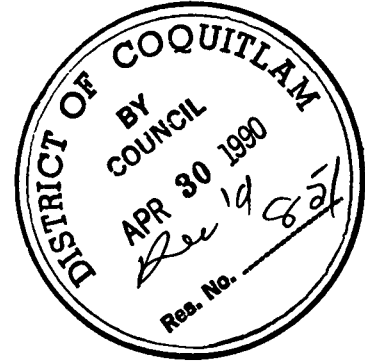
AFFORDABLE HOUSING COMMITTEE

MINUTES

A meeting of the Affordable Housing Committee was held on Wednesday, April 18, 1990 at 12:00 noon in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS:

Mayor Sekora, Chairman (for part)
Ald. Eunice Parker, Deputy Chairman
Ald. Jon Kingsbury



STAFF:

D.M. Buchanan, Acting Municipal Manager
E. Tiessen, Acting Planning Director
R. Innes, Planner

GUESTS:

Mr. Rick Staehle, Director of Development Services,
British Columbia Housing Management Commission
Mr. John Jessop, Manager, Housing Strategy,
City of Vancouver Housing Department

1. CITY OF VANCOUVER HOUSING INITIATIVES

Mr. John Jessop, Manager of Housing Strategy, Vancouver Housing Department, reviewed the City's role in the housing field over the past ten years. The City of Vancouver has been prompted into action in part because of the large supply of undeveloped city-owned land that existed over the past 10 to 15 years.

Recent initiatives, particularly through the Vancouver Land Corporation, however, have substantially reduced this supply. Central to the City of Vancouver approach is making city-owned land available to non-profit housing groups on 60-year prepaid leases at 75% of freehold market value. These leases are prepaid in a lump sum payment, usually before construction of a housing project or at a point of substantial completion. After 60 years, the land and any capital improvements on that land are returned to the City. The British Columbia Housing Management Commission (BCHMC) has modeled its leasehold program on the Vancouver approach. Locally, North Vancouver City and District, and Burnaby

AFFORDABLE HOUSING COMMITTEE
MINUTES OF APRIL 18, 1990

1. CITY OF VANCOUVER HOUSING INITIATIVES. cont'd

have pursued this prepaid leaseback arrangement. Some municipalities in Ontario have also followed suit in partnership with local social housing groups.

The City also has an active land acquisition program for social housing. Over the past seven years, between \$40,000,000 and \$50,000,000 has been expended on land for this purpose.

2. BRITISH COLUMBIA HOUSING MANAGEMENT COMMISSION (BCHMC) PROGRAMS AND INITIATIVES

Rick Staehle of BCHMC briefly reviewed BCHMC's role as the social housing research arm of the B.C. Government and the delivery agent of the Province's social housing program. A more recent initiative is the B.C. Rental Supply Program, a "market driven" initiative geared to developers to increase the supply of rental housing. This Program subsidizes developers of rental housing in the form of a mortgage interest writedown to a maximum of 8%. Proposals for over 5,100 units came in the second proposal call, with another 3,000 units expected in the third call which closes in mid May. The Rental Supply Program was initially budgeted at \$40,000,000, with current allocations in the \$80,000,000 range.

In terms of affordability, Mr. Staehle feels that people's expectations are too high. We are putting fewer and fewer people in larger dwelling units.

BCHMC also administers the Federal-Provincial Non-Profit Housing Program, which aims to build at least 1,800 units/year through the Province. Proposals from non-profit housing groups are submitted on an annual basis. The recent proposal call for this Program saw proposals for approximately 4,300 units, approximately 1,000 of which will be approved.

Mr. Staehle also briefly reviewed the B.C. Government's Rent Supplement Program, which provides assistance to low income families, senior citizens, and disabled persons. For these people, BCHMC will provide assistance to cover the difference between market rent for a unit and the rent paid by the tenant, so that it does not exceed 30% of the tenant's gross annual income.

AFFORDABLE HOUSING COMMITTEE
MINUTES OF APRIL 18, 1990

2. BRITISH COLUMBIA HOUSING MANAGEMENT COMMISSION (BCHMC) PROGRAMS AND INITIATIVES

cont'd

Mr. Staehle stressed the need for longer term planning to encourage higher densities in appropriate locations and to encourage more non-conventional housing such as zero lot line housing. BCHMC will also be recommending to Cabinet programs which write down first-time home mortgages as a means of encouraging home ownership. Mr. Staehle further stressed the need for all groups involved in housing to work cooperatively, the need for regional planning and the need to educate the public on planning and housing matters. He suggested one role for Coquitlam in securing land for affordable housing projects is to option a property, whereby the property will be "tied up" with little or no risk to the Municipality. These lands can then be made available to non-profit housing groups.

Both Mr. Jessop and Mr. Staehle were thanked for their presentation and at this point left the meeting.

3. REPORT ON AFFORDABLE HOUSING SITES, SOCIAL HOUSING ALLOCATIONS AND MUNICIPAL LAND BANKING

Ald. Kingsbury suggested that an Affordable Housing Policy should also look at mechanisms of funding the acquisition of sites for affordable housing.

Recommendation

The Committee recommends:

"That Council direct staff to undertake the preparation of a Municipal Affordable Housing Policy which establishes goals, objectives and an action plan for the Municipality."

4. RENTAL HOUSING TRENDS

The Committee recommends that this report be received for information.

COUNCIL
ACTION

*Approved by
C. Kingsbury
4/22/90*

AFFORDABLE HOUSING COMMITTEE
MINUTES OF APRIL 18, 1990

5. COMMUNITY WORKSHOP ON AFFORDABLE HOUSING

The Committee recommends that this report be received for information.

6. MAYOR SEKORA'S LETTER TO PREMIER VANDER ZALM RE SECONDARY SUITES

The Committee recommends that this item be received for information.

7. SURREY REPORT ON SECONDARY SUITES

Eric Tiessen indicated that the issue of secondary suites and Item #8, Development Controls for Seniors Housing, will be addressed in a Municipal Affordable Housing Policy. Ald. J. Kingsbury stressed that the secondary suites issue should be addressed under a Rental Housing Strategy for the District.

At this point, Mayor Sekora entered the meeting.

On the subject of secondary suites, Mayor Sekora urged Council to proceed carefully. He does not want to see "fire trap" secondary suites legalized. The District must ensure proper standards such as parking.

Ald. Parker requested that Permits and Licenses Department staff prepare a report on the Building Code implications of legalizing secondary suites.

Recommendation

The Committee recommends:

- 1) That this report be received for information.
- 2) That staff prepare a report on the Building Code implications of legalizing secondary suites."

COUNCIL
ACTION

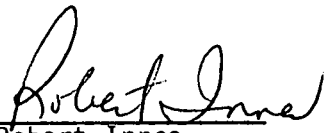
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AFFORDABLE HOUSING COMMITTEE
MINUTES OF APRIL 18, 1990

8. GVRD REPORT - DEVELOPMENT CONTROLS FOR SENIORS' HOUSING

The Committee recommends that this report be received for information.

The meeting adjourned at 2:00 p.m.


Robert Innes
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Affordable Housing Committee DEPARTMENT: DATE: Apr. 11, 1990
FROM: E. Tiessen DEPARTMENT: Planning YOUR FILE:
SUBJECT: Affordable Housing Sites, Social Housing OUR FILE: Housing Programs
Allocation and Municipal Land Banking

EXECUTIVE SUMMARY

At the direction of the Affordable Housing Committee, this report identifies potential affordable housing sites in Coquitlam, potential social housing allocations, and the possibility of long-term land banking for affordable housing. Only one municipally-owned site designated for multi-family residential uses was identified. This site has since been designated by Council as an affordable housing site. Other municipal sites not currently designated for multi-family uses need to be identified. Opportunities for affordable housing, however, may exist on lands currently owned by the Provincial Government, namely Riverview Hospital Lands and 739 Alderson Avenue. While the owners of the Westwood Plateau lands have undertaken not to discriminate against social housing buyers in the sale of their sites, the Municipality may want to go further in ensuring a proportion of future private large-scale comprehensively planned developments is affordable. This would, of course, be influenced in part by the availability of senior government project approvals.

The Federal-Provincial Non-Market Housing Program has produced a total of 135 units in Coquitlam over the past two years. While we are not able to predict specific unit allocations to any one Municipality, Coquitlam can facilitate, to the extent possible, non-profit housing groups pursuing projects here. Only one co-op housing project has been built under the Federal Government's Co-operative Housing Programs since 1988. Given that only 160 units have been allocated to the entire Province for 1990, it is difficult to project future units but "limited equity" (non-assisted) co-ops are another possibility. Given the lack of suitable sites for affordable housing at this time, Council may want to establish a municipal land bank of holdings for affordable housing in Northeast Coquitlam when planning for urban development in that area is undertaken, and in other areas such as Southwest Coquitlam and the Town Centre in the nearer future.

In response to the need for more affordable housing locally and to the increasing devolution of housing responsibilities by the senior levels of governments, municipal governments are being expected to take on a more proactive role in the provision of housing. A clearly stated municipal affordable housing policy and action plan which identifies specific initiatives for the provision of affordable housing is needed. The upcoming GVRD Regional Rental Housing Strategy may provide some direction in this regard.

Based on this report, it is recommended that "Council direct staff to undertake the preparation of a Municipal Affordable Housing Policy which establishes goals, objectives and an action plan for the Municipality."

Affordable Housing Committee . . .

Apr. 11, 1990
Our File: Housing Programs

1.0 BACKGROUND

1.1 Affordable Housing Committee Request

At its December 11, 1989 meeting, the Affordable Housing Committee of Council requested that staff review and report back on:

1. potential affordable/social housing sites within the District of Coquitlam;
2. potential social housing allocations for Coquitlam;
3. the possibility of long-term land banking for the purposes of social housing.

1.2 Definition of "Affordable" and "Affordable Housing"

Affordable has generally come to mean those annual housing costs (example: gross rent) which do not exceed 30% of gross annual household income. A widely accepted definition of affordable housing is one used by the Ontario Ministry of Municipal Affairs and the Ontario Ministry of Housing.

"Housing which would have a market price or rent that would be affordable to households of low and moderate income. Households of low and moderate income are defined as households within the lower 60% of income distribution for an area. Affordable housing could also include any government-assisted housing recognized from time to time as affordable housing by the Ministry of Housing (Ontario, 1989)."

2.0 POTENTIAL AFFORDABLE HOUSING SITES

2.1 Municipal Land

In response to the Affordable Housing Committee directive, Planning staff have reviewed the current municipal land inventory and identified those sites which are designated in the Official Community Plans for multi-family residential uses. Only one such site was identified, this being the lot immediately north of the Town Centre Fire Hall on Pinetree Way.

2.0 POTENTIAL AFFORDABLE HOUSING SITES cont'd

2.2 Provincial Lands

The Provincial Government is one of the major landowners in the District of Coquitlam. Of these holdings, the Riverview Hospital lands and Provincial land adjacent to Our Lady of Fatima School may represent opportunities within the Municipality's urban areas for potential affordable housing sites. As the Province's development plans for the Riverview Hospital lands advance, it is in the Municipality's interest to aggressively pursue with the Provincial Government the idea of using part of the Riverview Hospital lands for affordable housing. Given the relative centrality and accessibility of these lands, the feasibility of providing affordable housing sites needs to be explored further. Before this, however, the Provincial Government needs to clarify its intentions for the Riverview Hospital lands.

The approximately 3.8 acres of land at 739 Alderson Avenue, currently owned by the British Columbia Buildings Corporation, is another possible location for some form of affordable housing. Although an OCP amendment and a rezoning would be necessary, this site is attractive since it is close to transit, area schools and commercial centres.

2.3 Private Lands

In response to the affordable housing situation in some municipalities, private developers of large comprehensively planned projects are being requested to include a certain percentage of affordable housing units in their developments. Such is the case in the City of Vancouver, where the Coal Harbour and the Pacific Place (old Expo site) redevelopment plans are being required by the City to provide at least 20% of affordable rental housing units.

Here in Coquitlam, the question is raised of whether the Municipality should be pursuing means of ensuring a certain proportion of dwelling units in larger, comprehensively planned developments be constructed as affordable rental housing. The Westwood Plateau development is a case in point. While there has been no commitment on the part of

Affordable Housing Committee . . .

Apr. 11, 1990
Our File: Housing Programs

2.0 POTENTIAL AFFORDABLE HOUSING SITES

2.4 Private Lands cont'd

the owner of Westwood to construct affordable rental housing, the owner has indicated that he has no objection to marketing sites in Westwood at market rates to non-profit housing developers.

In addition to Westwood Plateau, there may be opportunities in the Town Centre and in Northeast Coquitlam where the Municipality should ensure that affordable rental housing is included as part of large-scale development projects. The feasibility of this approach for Coquitlam needs to be assessed in greater detail.

3.0 EVALUATION OF MUNICIPAL SITE

3.1 Evaluation Criteria

Criteria to evaluate each of the sites in terms of suitability for affordable housing are presented below. The current British Columbia Housing Management Commission Evaluation Guidelines for Non-Market Housing Programs were used as a basis for developing these criteria. The criteria used for this report include:

- current Official Community Plan designations
- compatibility of adjacent uses
- proximity of services and amenities, (hospitals, parking, community centre, shopping, schools)
- proximity to public transportation
- rezoning required
- environmental concerns
- proximity to other affordable housing developments
- area school capacities

3.2 Rating of Site

Committee will recall that this site was suggested by the Mayor as a potential affordable housing site (see Map 1). At its February 1, 1990 meeting, however, the Affordable Housing Committee recommended:

Affordable Housing Committee . . .

Apr. 11, 1990
Our File: Housing Programs

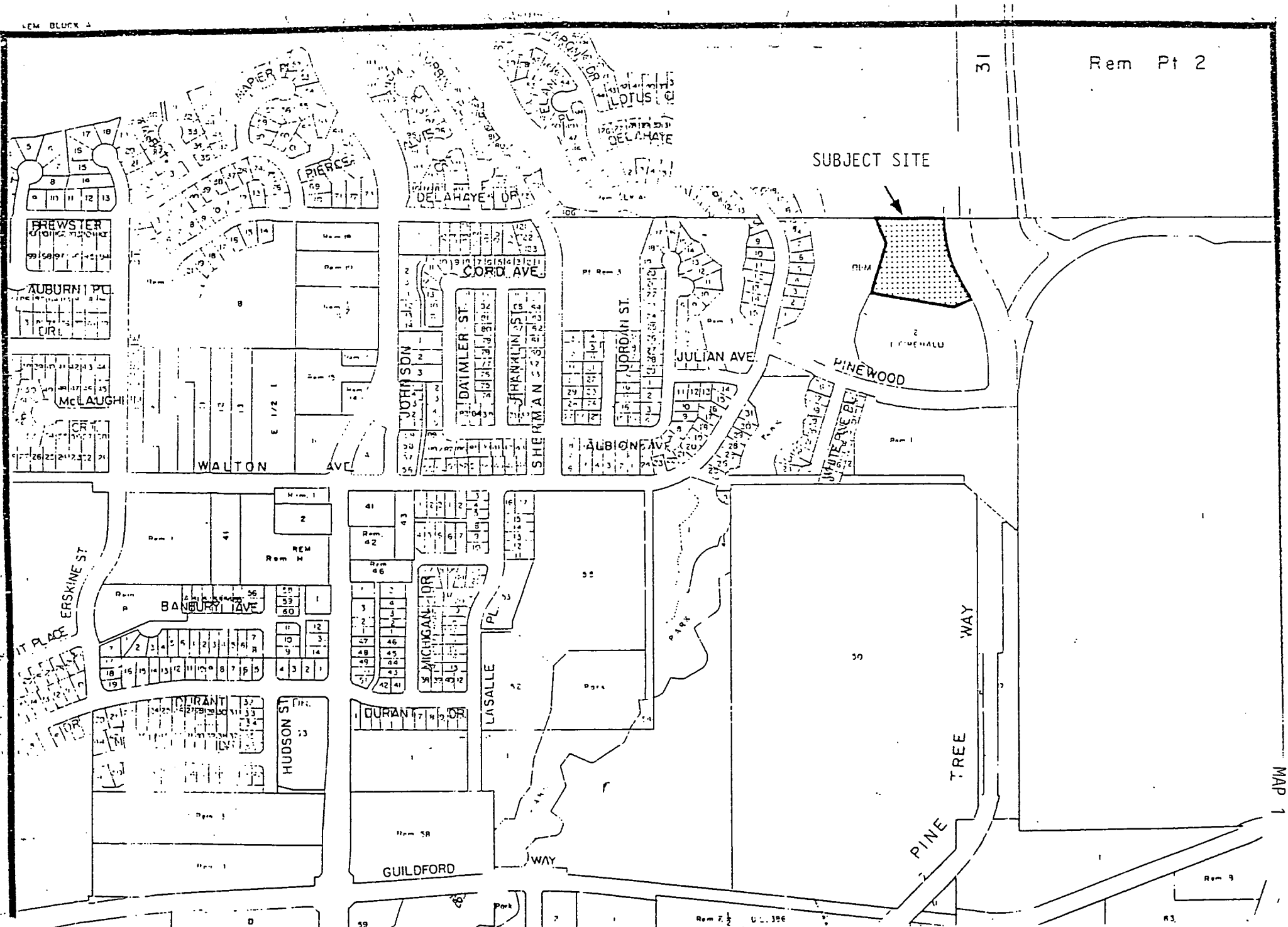
3.0 EVALUATION OF MUNICIPAL SITE

3.2 Rating of Site cont'd

- "1) That it is premature at this time to consider the municipal site north of the Town Centre Fire Hall as a potential affordable housing site, due to lack of convenient transit service and shopping, and the proximity of the adjacent gravel pit.
- 2) That this site should, however, be set aside and held off the market as a potential affordable housing site at a future date when services are extended to this area.
- 3) That the Planning Department respond to those agencies inquiring about municipally-owned potential housing sites, and to indicate that this site is not available at this time for non-market housing, given the site's lack of services and amenities such as transit and shopping."

This site is already designated for multi-family residential use in the Southwest Coquitlam - Town Centre Official Community Plan. While existing uses, particularly an adjacent gravel pit, may not be considered compatible, proposed residential land uses in the area are compatible. At the present time, this section of Pinetree Way is not served by public transportation. Similarly, the site is somewhat removed from local shopping areas and schools. While there may be many current negative aspects to the site, it is felt over the long term and as services are extended further north, an opportunity exists here for future affordable housing. It should also be noted that Glen Elementary School, which will serve this area, is already operating at over capacity. Additional elementary school capacity in this area is needed.

SUBJECT SITE



4.0 SOCIAL HOUSING ALLOCATIONS

4.1 Non-Market Housing Program

The primary source of social housing in British Columbia is the joint Federal/Provincial Non-Market Housing Program. The BCHMC administers this program on behalf of both government levels. CMHC and BCHMC jointly determine, on an annual basis, the numbers and geographic location of housing units throughout B.C. In 1989 and 1990, the Lower Mainland Region of the Province received the following unit allocations through the non-market housing program:

- Lower Mainland seniors - 210 units per year
- Lower Mainland families - 450 units per year

Presumably, this unit allocation will remain constant (and hopefully increase) in the years ahead. In Coquitlam, over the past two years, a total of 135 units have been approved and built under the Non-Market Housing Program (53 units in 1988; 82 units in 1989).

While it is difficult to forecast the exact number of non-market housing units that may be built in any one Municipality, it may be reasonable to suggest that given recent trends, Coquitlam can expect between 50 and 80 units per year under the Non-Market Housing Program.

4.2 Federal Co-operative Housing Program

Another source of affordable housing in B.C. is the Federal Co-operative Housing Program. Over the past two years, 37 units of co-op housing have been built under the program in Coquitlam (Anskar Court Housing Co-op, 1988). It may be difficult to project the number of units that may be constructed under this Program in Coquitlam, given the relatively limited co-op unit allocations for the Province (1990 - 160 units). Projects being considered for Coquitlam will have to compete for this limited number of co-op units. It should be noted that Federal Co-op unit allocations have been declining over the past few years due to federal budget restrictions.

Affordable Housing Committee . . .

Apr. 11, 1990
Our File: Housing Programs

4.0 SOCIAL HOUSING ALLOCATIONS

4.2 Federal Co-operative Housing Program cont'd

One hopeful sign on the co-op housing front has been the success of limited equity co-ops recently developed in Surrey and Delta (see Appendix A). These co-ops have been developed without government financial assistance and have been targeted to "empty nesters" and seniors. The success of these initiatives may result in similar affordable housing projects elsewhere in the Region.

5.0 LAND BANKING

5.1 Municipal Lands

Given the lack of municipal properties appropriate for affordable housing at this time, Council may want to consider a more proactive role through the establishment of a municipal land bank specifically for affordable housing purposes.

Municipal land banking for specific purposes has been pursued by other municipalities for several years (Edmonton, Vancouver and, to a limited extent, Burnaby, to name just a few). Coquitlam itself pursues this on a very limited basis for the purposes of a municipal lot development program, roads and parks. As this report indicates, given the Municipality's current property inventory, the number of sites suitable for affordable housing is limited, particularly in the Southwest and Town Centre areas. As development pressures emerge in the Northeast Coquitlam area, municipal lands in this area may have a role to play in terms of easing the affordable housing situation in the Municipality. Therefore, it is recommended that Council consider municipal lands in Northeast Coquitlam for land banking where there exists over the long term the best opportunity for affordable housing. There may also be opportunities for municipal land banking (i.e. proactively purchasing property) within Southwest Coquitlam and the Town Centre area, but I would suggest that we need a clear direction from Council if Council wishes the Planning Department to explore this further.

Affordable Housing Committee . . .

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5.0 LAND BANKING cont'd

5.2 Provincial Lands

As mentioned, the Provincial Government is one of the major landowners within the District. Part of these holdings includes the Riverview Hospital lands as well as extensive holdings in Northeast Coquitlam. Appropriate sites within these two areas, based on current municipal land use policy and on future transportation improvements, should be "earmarked" for affordable housing. The Provincial Government should be urged to make some of its more suitable holdings available for the provision of affordable housing. It is anticipated at this time that the Northeast Coquitlam areas will not witness major urban development expansion until the end of this decade due to transportation and service restraints. The Northeast Coquitlam Official Community Plan is coming up for review in late 1990 and early 1991. This will be a "fine-tuning" exercise, with broader planning for urban density development to follow. These plan reviews may be appropriate times to plan for and possibly implement some land banking schemes for both provincial and municipal land since these two levels of government are the largest land holders in the area.

6.0 MUNICIPAL HOUSING POLICY

6.1 Need for Policy Statement and Possible Future Directions

The recent housing situation in Greater Vancouver and the research into possible municipal initiatives outlined in this report suggests the need for Council to consider adopting an affordable housing policy for the Municipality. While the initiatives raised in this report offer a potential for addressing the affordable housing issue in the short term, they are not being placed in a much broader Council housing policy or framework which these ideas and programs listed in this report would become part of. The only real housing policy currently in effect in the District is Policy D-9, "Special Needs Housing", of the Southwest Coquitlam - Town Centre Official Community Plan, which states that "Council is committed to accepting, in appropriate locations and as an appropriate share of Coquitlam's housing stock, residential projects or dwelling units oriented to those who have special housing needs because of income, age or disability".

Affordable Housing Committee . . .

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Our File: Housing Programs

6.0 MUNICIPAL HOUSING POLICY

6.1 Need for Policy Statement and Possible Future Directions
cont'd

In response to the need for more affordable housing locally and to the increasing devolution of housing responsibilities of senior levels of government, it may be time now for Council to consider a much broader municipal housing policy with clearly stated goals, objectives, and an implementation plan for the short term and the long term.

A more direct and proactive role for the Municipality in facilitating the retention and construction of more affordable housing is needed. Included within this role are possible initiatives which not only encourage the retention and building of affordable rental housing, but also a means of encouraging the construction of more affordable starter homes. Along with initiatives discussed in this report, additional initiatives may be recommended in the upcoming GVRD Regional Rental Housing Strategy due to be released in mid April, 1990.

7.0 RECOMMENDATION

As the next step in defining this role and formulating an Affordable Housing Policy for Coquitlam, I recommend:

"That Council direct staff to undertake the preparation of a Municipal Affordable Housing Policy which establishes goals, objectives and an action plan for the Municipality."

RI/cr
encl.



E. Tiessen
Deputy Planning Director

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Affordable Housing Committee DEPARTMENT: DATE: Apr. 11, 1990
FROM: E. Tiessen DEPARTMENT: Planning YOUR FILE:
SUBJECT: Rental Housing Trends in Coquitlam OUR FILE: Affordable Housing Committee

Background

Attached is a copy of "Rental Housing Trends in Coquitlam", a Planning Department statistical report which provides some key indicators of the District's rental housing stock along with market and non-market residential development trends. These statistics have been updated to December 31, 1989, and it is intended that this report be updated every six months.

Discussion

Of particular note, to which I draw the Committee's attention, is that there have been no private rental sector starts in Coquitlam over the past two years, and to the number of conversions of rental units to condominiums over the past two years (192 apartment units in 1988, 64 units at 1190 Pacific and 128 units at 1200 Pacific; 39 units in 1989, 33 apartment units at 1005 Ridgeway and 6 duplex units at various locations). It should be noted that, whereas current Council policy allows for the conversion of duplex units only, some apartment units were converted in 1988 and 1989. In 1988, the 128 units at 1200 Pacific were approved for conversion by Council under the condition that all units be rented until 1998. Strata title conversion was also approved in 1988 for the 64 units at 1190 Pacific when the Pacific Glen Housing Co-operative did not proceed with its original intent to purchase the property. The 33 apartment units at 1005 Ridgeway were initially approved for conversion by Municipal Council back in 1982, however, the owner did not act on this approval until last year.

Also, Committee's attention is drawn to the rental vacancy rates supplied by CMHC. While the overall vacancy rates increased to 1.1% in October, 1989 (representing 58 rental units), discussion with CMHC staff revealed that the increase resulted from including congregate care housing units (i.e. Parkwood Manor) in the inventory, and an increase in the number of bachelor and one-bedroom vacancies. "Family suitable" rental apartments (two and three-bedroom units) vacancy rates suggest an increasingly critical supply situation as far as these types of units are concerned. A more detailed breakdown of CMHC rental vacancy rates for the Tri City Area for October 1989 are as follows:


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Affordable Housing Committee . . .

Bachelor	-	1.2%
One-Bedroom	-	1.9%
Two-Bedroom	-	0.3%
Three-Bedroom	-	0%

The above is reported for the information of Council.

RI/cr
encl.



E. Tiessen
Deputy Planning Director

RENTAL HOUSING TRENDS - DISTRICT OF COQUITLAM

(effective December 31, 1989)

1. Population and Housing Stock

79,000- Population (1989-90 Estimate)
23,960- Private Occupied Dwellings (1986)
 -33% Renters (8,000 households)
 -67% Homeowners (16,180 households)
9,810 - Single Detached Homes (1986)

2. Rental Stock By Type

(estimates)

3,777 -Private Rental Apartments and Townhouses
244 -Second Suites (illegal suites)
665 -Co-op Units
819 -Social Housing Units
n/a -Rooming House Units
n/a -Housekeeping Units
622 -Condominium Units for Rent (33 % of all strata units)
n/a -Single Detached Houses for Rent

3. Private Rental Sector Starts (# of units)

1981 - n/a
1982 - 0
1983 -184
1984 - 0
1985 - 0
1986 -127
1987 -64
1988 - 0
1989 - 0

4. Conversion of Rental to Condominium (# of units)

1981 - 0
1982 -38
1983 - 0
1984 -2
1985 -2
1986 -6
1987 -2
1988 -192
1989 -39

RENTAL HOUSING TRENDS - DISTRICT OF COQUITLAM

cont'd

5. Condominium Starts (# of units)

1981	-	n/a
1982	-	330
1983	-	188
1984	-	80
1985	-	129
1986	-	238
1987	-	440
1988	-	366
1989	-	712

6. Single and Semi-Detached Starts (# of units)

	<u>Single Detached</u>	<u>Semi-Detached</u>
1981	343	46
1982	303	11
1983	572	17
1984	323	7
1985	403	20
1986	529	12
1987	714	14
1988	620	14
1989	644	27

7. Co-op and Non-Profit Housing Starts (# of units)

	<u>Co-ops</u>	<u>Nonprofit</u>	<u>Total</u>
1981	n/a	n/a	n/a
1982	448	124	572
1983	0	0	0
1984	0	0	0
1985	0	0	0
1986	65	0	65
1987	0	0	0
1988	37	103	140
1989	0	82	82

RENTAL HOUSING TRENDS - DISTRICT OF COQUITLAM

cont'd

8. Rental Apartment Vacancy Rate

(Statistics include Coquitlam, Port Moody, Port Coquitlam)
(from CMHC Survey Data)

April 1987	-	2.8%	-	138 units
October 1987	-	1.0%	-	47 units
April 1988	-	0.6%	-	28 units
October 1988	-	0.4%	-	20 units
April 1989	-	0.6%	-	36 units
October, 1989	-	1.1%	-	58 units

Sources- Coquitlam Planning Department, 1989
CMHC, 1988, 1989
Statistics Canada, 1986

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Affordable Housing Committee DEPARTMENT: DATE: Apr. 11, 1990
FROM: E. Tiessen DEPARTMENT: Planning YOUR FILE:
SUBJECT: Community Workshop on Affordable Housing OUR FILE: Affordable
in the Tri Cities - May 11, 1990 Housing Committee

Attached for the Committee's information is an advertisement and agenda for the upcoming Community Workshop on Affordable Housing in the Tri Cities, being organized and sponsored by the Social Development Council of District No. 43. The Workshop is being held on May 11, 1990, starting at 9:00 a.m. at the Como Lake United Church. The Workshop will bring together a cross section of individuals and groups (from tenants to market and non-market developers and policymakers) involved in the provision of housing in the Tri Cities areas. A statement of goals for the workshop is provided on the agenda.

Don Buchanan has been invited to participate in the workshop as part of a Panel Discussion on "Four Perspectives on Affordable Housing." Don would bring the Municipality's perspective in terms of the District's policy and role in addressing the affordable housing issue.

The above is reported for the information of Council.

RI/cr
encl.



E. Tiessen
Deputy Planning Director

Community Workshop on Affordable Housing in the TriCities

Statement of Goals:

- 1. To exchange information on the availability of affordable and adequate housing in the TriCity area
 - 2. To discuss and analyse issues related to the availability of adequate and affordable housing
 - 3. To identify goals and priorities for action
 - 4. To increase community awareness and understanding of local housing issues
-

Date

May 11th

8:30 A.M. to 4:30 P.M.

Place

Como Lake United Church
1110 King Albert
Coquitlam

9:00	Introduction to Workshop		
9:10	Gwyn Simmons	<i>Affordable Housing: A Regional Perspective</i>	
	Derek Murphy	<i>Affordable Housing in the TriCities</i>	
9:40	Panel:	<i>Four Perspectives on Affordable Housing</i>	
	Tenant:	Lila Floyster	
	Developer:	Victor Setton	(United Properties, Past President- Urban Development Institute Pacific Region)
	Non-Profit Developer:	Pat McClain	(Red Door Housing Society)
	Municipal:	Don Buchanan	(Director of Planning-Coquitlam)
10:40	Refreshment Break		
11:00	Discuss, Analyse and Priorize Needs and Issues (Group Work)		
12:15	Lunch Break (Lunch provided on site)		
1:15	Group Report Back/Question & Answer		
2:00	Identify and Discuss Responses to Priorized Need and issues (Group Work: Same groups as in morning)		
3:00	Refreshment Break		
3:20	Plenary: Group Reporting and Discussion		
3:40	Plenary: Priorize and Recommend		

REGISTRATION FORM

Affordable Housing in the TriCities Workshop

The registration fee is \$7 per person and covers lunch and refreshments.
Registration fee is free for tenants, students, seniors and low income persons.
Make cheque payable to Social Development Council of District 43.

Please indicate which one of the discussion groups you wish to participate in:

Special Purpose _____
Family Housing _____
Seniors _____
The Development Process and Public Participation _____

Seniors Housing

Special Housing Needs

AFFORDABLE HOUSING FOR THE TRICITIES

Huge Rent Increases

Affordability

A.

Community Workshop

Illegal Suites

Increasing Densities

Help identify housing issues and how to solve them. If you are a tenant, a local ratepayer, a care giver, a developer, or a political representative, plan to attend this workshop.

May 11, 1990
Como Lake United Church
1110 King Albert Street (Coquitlam)

Please turn over for workshop agenda.

For further information call Derek Murphy at 525-0520

Name: _____

Affiliation: _____

Address: _____

Telephone: _____

If you require one of the following services, please indicate below:

Child Care _____
Translation _____
Other _____

Language: _____

REGISTRATION WILL BE LIMITED TO 50 PEOPLE. TO ENSURE YOUR PLACE, PLEASE REGISTER AS SOON AS POSSIBLE

RETURN FORM TO:
SOCIAL DEVELOPMENT COUNCIL
1504 BRUNETTE AVENUE
COQUITLAM, B.C.
V3K 1G8

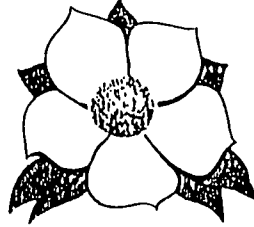
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DISTRICT OF COQUITLAM

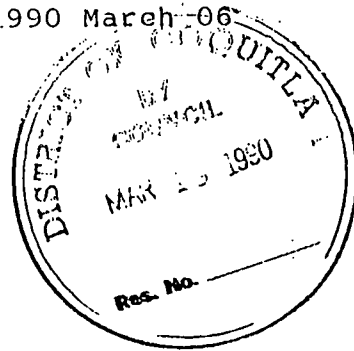
1111 Brunette Avenue
Coquitlam, B.C. V3K 1E9

Mayor: L. Sekora

Phone: (604) 526-3611
Fax: (604) 526-6014



1990 March 06



The Honourable William Vander Zalm
Premier
Parliament Buildings
Victoria, B.C.
V8V 1X4

Dear Mr. Premier:

I write to you on the issue of secondary suites. I note that this is becoming an issue in several municipalities in the Greater Vancouver area and the Affordable Housing Committee of my Council will likely be reviewing the issue in the next month or two.

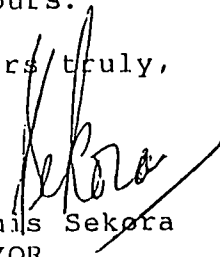
What I would like to raise with you is the need for grants to improve secondary suites to certain standards and the need for the Building Code to be examined as to what those standards should be.

I would add that we are wanting to cooperate with the Minister of Social Services and Housing and other Ministers on the provision of land for affordable housing. We have suggested to the staff of that Ministry that consideration be given to some form of grants or low interest loans to assist municipalities in assembling land for such housing. We are also anticipating a report through GVRD on a rental housing strategy and further ideas coming forward.

7

I very much appreciate the telephone calls and conversations with Mr. Dueck. I was delighted to hear that the Ministry is looking at getting first call on Crown Corporation and Ministry Crown Lands for the purpose of affordable housing. I would certainly support them in their endeavours.

Yours truly,



Louis Sekora
MAYOR

cc: The Honourable Peter Dueck
Minister of Social Services and Housing
The Honourable Lyall Hanson
Minister of Municipal Affairs
Mr. Frank Rhodes, Deputy Minister to the Premier

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Affordable Housing Committee DEPARTMENT: DATE: Apr. 11, 1990
FROM: E. Tiessen DEPARTMENT: Planning YOUR FILE:
SUBJECT: Secondary Suites Study - OUR FILE: Affordable
District of Surrey Housing Committee

Attached for the Committee's information is the Executive Summary of a Report on Secondary Suites prepared by the Manager's Department in the District of Surrey. This report reviews three basic choices which the Municipality can pursue in response to the secondary suites issue. These options include eliminating the suites, ignoring the issue, and legalizing suites under certain conditions. Surrey has opted for the third option, i.e. legalizing secondary suites in urban areas subject to certain conditions. These conditions are outlined on page iii of the Executive Summary. Although Surrey Council and staff are fine-tuning the conditions proposed in this report, the report itself is well focussed and articulate in identifying the issue of secondary suites as well as any related issues. The report was received favourably by Surrey Council in February of this year, with the preferred option and most of the conditions being approved by Surrey Council. Coquitlam Planning Department staff will be able to update the Committee for Affordable Housing on recent progress made on this issue in Surrey at the April 18th Committee meeting.

The above is reported for the information of Council.

RI/cr
encl.



E. Tiessen
Deputy Planning Director

Executive Summary

As in many municipalities, some home owners in Surrey have chosen to create within their homes unlicensed, separate, self-contained living accommodation -- secondary suites. There are also some secondary suites in Surrey which are licensed as temporary dwelling units. The licenses on these units are due to expire in August 1990. The combination of the unlicensed (illegal) suites, the high level of complaints, and the pending closure of the licensed suites, has precipitated this report.

The issue of secondary suites has a long history. As early as 1957 in Vancouver, policies were adopted to eliminate all illegal suites within a ten year period. But an increasing demand for low cost rental accommodation, combined with a diminishing supply from the "traditional" suppliers -- the private development industry and senior governments -- has lead to an increase in secondary suites throughout the Lower Mainland. Two local jurisdictions, North Vancouver District and Vancouver, have extensively studied the issue of secondary suites. Their findings and experience are discussed in Chapter 2, together with the approaches taken by other municipalities and the situation in our own.

Three basic choices

There are three basic choices facing a municipality which has secondary suites: eliminate the suites, ignore the issue (closing suites only on complaint), and legalizing suites under certain conditions. These options are considered fully in Chapter 3. It is recommended that we consider the third option, that is: that secondary suites in Surrey be legalized in urban areas subject to certain conditions.

Conditions for legalizing

There are a number of conditions under which suites could be legalized. In Chapter 4 the alternatives are discussed and evaluated. The philosophy on which the alternatives were selected for recommendation is that:

- secondary suites should be considered an *accessory* use, houses with suites are not intended to accommodate a large number of people;
- secondary suites are of benefit to the *tenant* and to the *home owner*, they should not be encouraged solely as an investment vehicle;

- secondary suites as a land use should be regulated, but the type of tenant who occupies the suite should *not* be regulated.

It is important to note that in jurisdictions where suites have been legalized *there is no significant increase in the number of suites created*. In other words, in general, people who want to create secondary suites do so whether it is legal to do so or not. Also, if legalizing suites does not lead to a substantial increase in the number of suites, then this approach will not significantly increase the supply of affordable rental housing: other strategies are required to satisfy that objective. With these principles and observations in mind, the following conditions for legalizing suites are recommended:

- Secondary suites should be permitted in single family housing only, not in duplexes, with only one suite permitted per house.
- Suites should be permitted in existing and new housing, but should be limited to owner-occupied property.
- There should be no "qualifying" conditions for the tenant of the suite, either by relationship to the householder or by hardship.
- The size of the suite should be limited to the lesser of 800 sq ft. or 45% of the total floor area of the house.
- Off-street parking should be provided.
- Secondary suites in newly constructed housing should meet all of the requirements of the standard Building Code. Recommendations to the Province of *minor* modifications to the Building Code for the case of existing suites, should be considered.
- A phase-out or upgrade period of two years is recommended for secondary suites which do not meet the proposed standards, *provided that* all health and safety standards are met, otherwise the suite must be closed immediately.
- Secondary suites should be permitted in single family housing in all *urban* areas. An "opting-out" provision for groups of residents or neighbourhoods who do not want secondary suites should be provided.
- Secondary suites should not be permitted in single family housing in *suburban* areas. An "opting-in" provision for anyone wanting a secondary suite in a suburban area should be provided.

TYPE OF SUITE

- 1. Tenant-specific
 - family or in-law
 - household support staff
 - hardship
- 2. Non-tenant specific
- 3. Temporary dwelling units

HOUSING CHARACTERISTICS

- 1. Type
 - single family
 - duplex
- 2. Tenure
 - owner-occupied
 - tenant-occupied
- 3. Age of structure
 - existing
 - new

LOCATION

- 1. In all areas
 - urban
 - suburban
- 2. Neighbourhoods
- 3. Site specific zoning

SIZE

- 1. Not regulated
- 2. Regulated
 - floor area maximum
 - % total house area
 - number of bedrooms
 - number of occupants

PARKING

- 1. Off-street provision
- 2. No provision

BUILDING CODE

- 1. Standard for new houses
- 2. Modified for existing houses

NON-CONFORMING SUITES

- 1. Immediate closure for health/safety violations
- 2. Phase-out or upgrade period otherwise

OPTIONS RECOMMENDED

The next steps

In this report, the issue, the circumstances in Surrey and in other jurisdictions, alternative approaches and options, and a proposed strategy, are discussed. As this is an issue which could potentially affect a large proportion of Surrey residents, Council may wish to consider a public opinion survey to sample the views of residents throughout the municipality. This survey should be carried out only after the issue and the alternative approaches have been suitably publicized.

The following steps are recommended:

1. The first decision is whether to eliminate, ignore, or legalize secondary suites. If the decision is to eliminate secondary suites, additional enforcement staff should be considered to implement this approach. If the decision is to legalize, Steps 2 through 5 should be considered.
2. A number of alternatives are presented in the report for the type of secondary suite, housing characteristics, location, and issues relating to the suites. With the exception of modifications to the Building Code which would require Provincial approval, all of the recommendations may be considered and resolved at this time.
3. When Council has resolved these issues, the decisions should be publicized in the media, with an explanation of the rationale and implications.

Following this, should Council wish to seek further public opinion on secondary suites, it is recommended that public information material be developed and a consultant hired to conduct a mail-out public opinion survey.

4. Concurrently, if it is decided that it would be desirable to have a modified Building Code to apply to existing structures, the Permits and License Department should continue consultation with other municipalities with the objective of preparing recommendations to be forwarded to the Minister of Municipal Affairs.
5. The initiation of changes to the urban single family zone, and other changes to the Zoning By-law, can be considered at this time, or when the public opinion survey findings are known.

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Affordable Housing Committee DEPARTMENT: DATE: Apr. 11, 1990
FROM: E. Tiessen DEPARTMENT: Planning YOUR FILE:
SUBJECT: GVRD Report on Development Controls for OUR FILE: Affordable
Seniors' Housing - Executive Summary Housing Committee

Attached for the Committee's information is the Executive Summary of the recently completed GVRD Study "Development Controls for Seniors' Housing", completed by Michael Geller & Associates.

The purpose of this study was to examine existing and potential new forms of seniors' accommodation from a development control perspective. It reviewed existing development controls in all GVRD municipalities, trends in seniors' housing, and what changes were necessary to provide for and facilitate the development of a wide range of seniors' housing forms now being built. Municipalities, in turn, have been or will have to accommodate these new forms of housing and review how they fit into respective municipal policies and regulations. The study's report included fifteen key recommendations to the GVRD and its member municipalities. These recommendations covered provincial legislative changes and Zoning Bylaw changes.

As the population of older people (i.e. over 65 years of age) continues to grow, municipalities will have to review their development control processes, policy and regulations to respond to these changes. In the Tri Cities area alone, the population over 65 years of age is expected to grow from just over 9,000 people in 1989 to over 17,000 people by the year 2001. These numbers suggest the need for innovative and well thought out municipal responses in terms of policy and development control. Coquitlam Planning staff will be reviewing the report and its recommendations in terms of Coquitlam's municipal policies and Zoning Bylaw regulations.

The above is reported for the information of Council.

RI/cr
encl.



E. Tiessen
Deputy Planning Director

DEVELOPMENT CONTROLS FOR SENIORS HOUSING

EXECUTIVE SUMMARY

"Senior citizens accommodation" is no longer a government-subsidized, low-income bachelor apartment or nursing home. Today, and in the future, a variety of housing forms will be developed to meet the growing seniors population. However, existing zoning by-laws and municipal development controls are not always appropriate. The purpose of this study is to examine existing and potential new forms of seniors accommodation from the perspective of development controls. It identifies specific issues which adversely affect the design and development of seniors accommodation and makes recommendations on how to modify zoning bylaws and regulations to encourage the development of a wider choice of housing for seniors.

Today, there are approximately 181,000 people aged 65 and over within the GVRD, representing 12.5% of the total population. By the year 2001, the seniors population is expected to increase by 58,200 which is almost twice the anticipated rate of growth for the total population. In 1986, the average personal income of those 65 and older was approximately \$14,000. In the future, personal incomes are expected to increase as a result of more pensions, indexing, RRSPs and other investments. Moreover, approximately 60% of all seniors own their own home which, if sold, could provide the necessary equity or income to afford alternative housing choices.

Seniors accommodation can generally be grouped into three categories - independent living, supportive housing, and care facilities. By far, the majority of seniors are capable of independent living without any need for personal or health care. The third section of this report reviews fifteen different "categories" of seniors housing including government-subsidized, self-contained apartments, housing cooperatives, new "purpose built" market condominiums and rental projects, and comprehensively planned retirement communities. In addition, it reviews various forms of secondary suites and potential forms such as bi-family housing and granny flats. A number of alternative options for those requiring some level of care or assistance, including room and board, group and family care homes, and congregate housing are examined. Other forms of accommodation including various types of care facilities, as well as "continuum of care" complexes and mixed-use developments are included.

The report notes, that in many instances, the senior levels of government are withdrawing from the provision of subsidized accommodation. As a result, the private sector is beginning to become more involved, not only in the provision of condominium and rental housing, but also in congregate and various levels of care facilities. In addition, non-profit groups are expanding their activities to include not only low income but middle income households with, and without government subsidies. For each category of housing, the report reviews existing zoning provisions with particular regard to any permitted relaxations including parking standards.

Section 4 reviews future trends, including the anticipated decline in government funding and shift in focus from the public to the private and non-profit sectors. There are also likely to be more cooperatives, congregate housing projects, and group homes. Another trend will be towards larger units, especially in care facilities. More projects can be expected to combine independent living accommodation with other services including common dining to allow "aging in place".

Although every area in the GVRD will experience an increased demand for seniors housing, the greatest demand will occur in those areas which either have a large seniors population today (i.e. Vancouver, White Rock/South Surrey) or in suburban areas such as Langley and Coquitlam which will experience a large increase in the seniors population. While today most seniors prefer to remain in their own neighbourhoods, in the future we can expect to see moves by seniors from older established communities to suburban areas where housing prices are lower, and where appropriately designed, comprehensively planned communities are available.

The forms of development which pose the most problems from a development control perspective are those that fall "in between" the standard zoning categories or which blend these categories. While new comprehensive development zoning provisions could assist in meeting the requirements of these housing forms, careful consideration and modifications to existing zoning bylaws will also be required. These development control issues are examined in Section 5. In considering any special provisions for seniors housing, a fundamental issue is the definition of "seniors" and whether one can legislate or restrict certain projects to those of a particular age group.

The following is a summary of the key recommendations to the GVRD and its member municipalities which follow from the analysis contained in this report.

Recommendation #1: The GVRD should investigate the feasibility and appropriateness of legislation which could be enacted to allow restriction of age for occupants of specific developments. Particular attention should be given to restrictive covenants, the use of condominium and cooperative by-laws, development agreements presently formed under Section 215 of the Land Title Act, proposed Comprehensive Development Agreements under Bill 80, the use of special zoning provisions or other potential new forms of legislation.

Recommendation #2: Given the number of secondary suites, the impracticality of by-law enforcement and the important role which they play in the provision of affordable housing, especially for seniors, the GVRD should monitor on-going municipal efforts to "legalize" secondary suites (i.e., Vancouver and District of North Vancouver) and ensure that the results of these initiatives are shared amongst other GVRD municipalities.

Recommendation #3: It is recommended that municipalities avoid using units per acre as the measure of density for seniors housing and utilize permitted floor space ratio as the basis of calculating density.

Recommendation #4: It is recommended that a "bonus" for specified amenity areas to a specified maximum amount of space (e.g., 20% of gross floor area or 10,000 sq.ft., whichever is less) be allowed in developments with age restrictions of age 45 and older, or that provision be made for comparable exclusions from density calculation.

Recommendation #5: In order to further encourage the development of smaller detached and semi-detached homes for seniors, the GVRD should support changes to Provincial legislation that would allow comprehensively planned unit developments for seniors at approximately 8-12 units per acre.

Recommendation #6: The GVRD should encourage municipalities to introduce the use of variable site coverage ratios, based on the height of a building to permit more single level dwellings with reduced outdoor areas for seniors.

Recommendation #7: It is recommended that municipalities eliminate minimum house and apartment unit sizes.

Recommendation #8: In order to encourage smaller lots for detached infill housing and/or small lot detached developments, municipalities should investigate the introduction of small lot zoning with higher allowable site coverage, but lower overall FSR.

Recommendation #9: It is recommended that municipalities consider the adoption of the following parking standards:

- For seniors restricted, co-ops and rental apartment buildings 1.0-1.2 space/unit + visitor parking.
- For congregate housing 0.4 spaces/unit + visitor parking.
- For low income, non-profit seniors housing 1 space/4-6 units.
- For Personal/Intermediate Care Facilities 1 space/4-6 beds.

For developments served by transit within 200 metres walking distance or located near community shopping facilities, the lower standard shall apply.

Recommendation #10: It is recommended that municipalities include a variety of residential zoning designations in all new residential areas with the view of facilitating residents to "life cycle" within the community.

Recommendation #11: It is recommended that the GVRD undertake a demonstration project in conjunction with a municipality and possibly a non-profit group to build seniors housing on an existing institutional site within an area in need of alternate seniors accommodation and to monitor its success, including publication of the results.

Recommendation #12: It is recommended that municipalities increase the number of unrelated persons permitted to live together as a "family" to six in order to better accommodate the provisions for community care group homes.

Recommendation #13: It is recommended that the GVRD review in detail current provisions and standards under municipal zoning for seniors group homes and congregate housing, in particular the necessity or desirability of a separation criteria, and prepare a set of recommended standards for adoption by municipalities.

Recommendation #14: It is recommended that up to 5,000 sq.,ft. of commercial space for use as a restaurant, hairdresser/barber shop, convenience store, or other similar activities, be permitted in conjunction with congregate housing, within a residential zone.

Recommendation #15: It is recommended that municipalities introduce residential development for seniors as a permitted use in community commercial and general commercial zones and that "bonusing" be considered as a means of promoting inclusion of seniors housing with these forms of development.

The GVRD can play a key role in the implementation of these recommendations. More specifically, the GVRD should initiate an examination of the legal ramifications of restriction of use of housing for seniors. The GVRD should also publish and circulate this report, along with an abridged version as a resource document to planners and elected officials throughout the region. The GVRD should also consider setting up a formal task force with representation from municipalities, the development industry, various levels of government, and the non-profit sector to share information and encourage the implementation of the recommendations in this report. The GVRD should also consider supporting a number of demonstration projects, which along with other innovative projects in the region, should be monitored and publicized in information brochures.

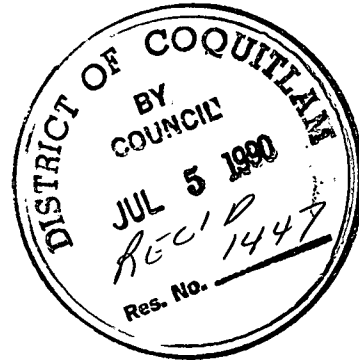
AFFORDABLE HOUSING COMMITTEE

MINUTES

A meeting of the Affordable Housing Committee was held on Friday, July 6, 1990 at 11:30 a.m. in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS:

- Mayor Sekora, Chairman
- Ald. Eunice Parker, Deputy Chairman
- Ald. Jon Kingsbury
- Ald. David White



STAFF:

- E. Tiessen, Acting Planning Director
- T. de Jong, Long Range Planner
- R. Innes, Planner

GUESTS:

- Derek Murphy, Social Development Council of District #43
- Margo Massie, B.C. Council for the Disabled

1. HOUSING NEEDS IN THE TRI CITIES - DISCUSSION PAPER

Derek Murphy reviewed the Discussion Paper which includes the results of research on local housing issues and needs. Derek stressed three long term trends evident in the community and the region. These include the increase in the number of lower income jobs in the economy and the fact that incomes are not keeping up with rent increases; discrimination towards families and disabled persons in the housing market; and the increasing proportion of the housing stock that is in poor condition and threatened with demolition.

Alderman White stressed the need for a housing strategy targeted to low and moderate income households that are Coquitlam residents. Derek Murphy indicated that most residents of local social or non profit housing communities are Coquitlam residents with a small number coming from the BCHMC waiting list. Mr. Murphy then reviewed the issue of secondary suites and the need for municipalities to take a pro-active approach and recognize this form of rental accommodation, subject to standards, as a legitimate form of affordable rental housing. Derek noted that legalization of secondary suites was one of the recommendations from the May 1990 Workshop on Affordable Housing. Mayor Sekora voiced concerns about legalizing secondary suites and noted that the municipality will continue to enforce current regulations on a complaint basis.

AFFORDABLE HOUSING COMMITTEE
MINUTES OF JULY 6, 1990

1. HOUSING NEEDS IN THE TRI CITIES - DISCUSSION PAPER cont'd

In response to a query from Alderman White on the depth of the housing problem in Coquitlam, Mr. Murphy indicated that the significant issue is that many residents are paying more than 30% of their income on sheltered costs, which in turn has a negative impact on health and nutrition practices of low income families. Also, he noted that much of the rental housing stock is below standards, and that there are access problems for physically and mentally disabled persons.

Alderman White stressed that he does not want to create ghettos of low income families but that he supported approaches based on integration and income mix, and the need for developers to set aside a certain amount of units in multi-family developments for low income persons. He also suggested that ways of implementing this approach from a legislative prospective needs to be reviewed.

Margo Massie then briefly reviewed the housing need for persons with disabilities and stressed the need for more adaptable housing. She suggested that a certain proportion (5%) of housing units in all residential developments be accessible and that better education and awareness, not just on the part of the public but also from municipal staff, needs to be undertaken. Ms. Massie then stressed the need for added attitudinal changes in the community with regards to housing and housing needs for mentally disabled persons.

Recommendation

The Committee recommends:

"That the Planning Department report back to the Committee on possible new zoning provisions which may encourage opportunities for the construction of more affordable housing units."

2. SALE OF CROWN PROVINCIAL LANDS ON EUCLID COURT

The Committee recommends that this report be received for information.

AFFORDABLE HOUSING COMMITTEE
MINUTES OF JULY 6, 1990

3. POTENTIAL AFFORDABLE HOUSING SITE:
909 ALDERSON AVENUE AND 375 MUNDY STREET

The Committee recommends:

COUNCIL
ACTION

*APP 10
RES 1478/90
CST*

"That Council drop 375 Mundy Street and 909 Alderson Avenue from further consideration as affordable housing sites."

4. COUNCIL WORKSHOP ON REGIONAL RENTAL HOUSING STRATEGY REPORT

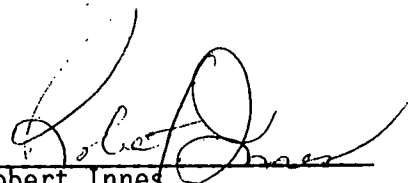
Planning Department staff reviewed the purpose of the proposed workshop which is tentatively scheduled for an Affordable Housing Committee Meeting on October 4, 1990. It has been suggested that the three Tri Cities municipalities set up a joint session for respective Councils and staff to discuss the report's recommendations with the consultant. Participation of Port Moody and Port Coquitlam is now being sought. The Committee recommends:

COUNCIL
ACTION

*APP 10
1449/90*

"That Council authorize Planning staff to organize a workshop for Council members and senior staff from Coquitlam, Port Coquitlam and Port Moody and the GVRD consultants who prepared the regional rental housing strategy report to be held at an appropriate time in the first week of September 1990 or the second week of October 1990, the exact time and place to be confirmed."

The meeting adjourned at 1:15 p.m.


Robert Innes
Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Affordable Housing Committee DEPARTMENT: DATE: June 26, 1990
FROM: E. Tiessen DEPARTMENT: Planning YOUR FILE:
SUBJECT: Discussion Paper on Housing Needs OUR FILE: Affordable
in the Tri Cities Housing Committee

Attached for Council's information is a report from the Social Development Council of District No. 43 entitled "Housing Needs in the Tri Cities". The report reviews the existing rental housing and home ownership situation and issues in the Tri Cities area, current housing policies and practices, and sets out some of the future demand for housing within the subregion. The report also includes eleven recommendations coming from the Tri City Affordable Housing Workshop held in May, 1990. Derek Murphy of the Social Development Council and representatives of some local community organizations will be in attendance at the July 6, 1990 Affordable Housing Committee meeting to review and discuss this report with Council.

RI/cr
encl.



E. Tiessen
Acting Planning Director

Housing Needs In The TriCities

June 1990
Derek Murphy

Acknowledgements

The Social Development Council is a non-profit society providing social planning services to the communities of District 43 (Coquitlam, Port Coquitlam, Port Moody, Anmore and Belcarra). It is supported in its work by the United Way, the Coquitlam SHARE Society, and the Vancouver Foundation. The Social Development Council relies on the support and active involvement of many local residents and organizations, without whom this report would not have been possible.

HOUSING NEEDS IN THE TRICITIES

A Discussion Paper

June 1990

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EXECUTIVE SUMMARY

Rental Housing

1. Of an estimated 14,294 renter households in the TriCities, 6,004 (42%) paid more than 30% of their gross income on rent. 20% of all renters, or 2,405 households, spent more than 50% of their income on rent.
2. Rents in the TriCities have increased dramatically faster than the Consumer Price Index (CPI) and wages. This is particularly true for townhouses, the most common form of family housing in the TriCities. The cost of renting in the TriCities has also been increasing faster than the Greater Vancouver average.
3. The shortage in rental housing has worsened in recent years. The greatest problem lies in rental accommodation for families. Vacant 2 and 3 bedroom apartments and townhouses dropped from 104 units in 1985 to 13 in October 1989. The present vacancy rate has been stable for the last year at just over 1%.
4. Condominiums and secondary suites are two important and rapidly growing sources of rental housing, the one relatively expensive and the other relatively inexpensive.
5. There has been no conventional private sector rental housing built in the TriCities since at least 1986. The major source of affordable housing has been the Federal / Provincial Social Housing program which has averaged 119 units a year in the TriCities since 1986.
6. Discrimination against families with children and against those with disabilities is prevalent. The vast majority of residential complexes are not accessible to those with physical disabilities.
7. The lack of a housing information and referral service in the TriCities is a major barrier to most low income and disabled individuals.

Home Ownership

8. Lack of affordable modest houses for sale has kept many local residents from achieving a lifestyle and housing choice they strongly desire.
9. Since 1985, the median house price in Port Coquitlam has risen from \$85,000 to close to \$185,000, a rise of 114%, compared to inflation in wages and the Consumer Price Index of approximately 18%. Coquitlam and Port Moody have similar, if less spectacular, increases.
10. Many believe a strong bias exists toward large single family homes in current municipal regulations (e.g. uniform development cost charges, zoning which specifies units per acre rather than floor space ratios, inflexible parking requirements, large lot sizes, and unrealistically high building standards).

Housing Policies and Practices

11. The Federal Governmental has over the last five years steadily decreased is support for affordable housing, including recent cuts to Social Housing and cancellation of Rental RRAP. The Federal Government cannot be looked to for leadership or more resources.
12. The Provincial Government is actively promoting rental housing. It is funding municipal planning for rental housing, as well as a private rental program which, unfortunately, is vulnerable to high interest rates.
13. The Province has not taken initiatives in housing for low income households, aside from administration and cost sharing an old and sbrinking CMHC program (Non-Profit Housing).
14. The Province has de-institutionalized many severely physically disabled and mentally ill persons, resulting in a number of new residential care facilities in the TriCities.
15. The GVRD's future role is likely to be information gathering and analysis, as well as promoting cooperation between municipalities.
16. In the past, the three TriCity municipalities have taken a laissez faire attitude to the provision of affordable housing. This is reflected in the lack of any official housing policies in all three municipalities; the approach to secondary suites (enforcement on complaint); and no direct involvement in the provision of affordable housing.
17. The District of Coquitlam has recently taken a more active role. It has held municipal land for non-profit developers, established an Affordable Housing Committee, and is actively exploring its future role.
18. The City of Port Coquitlam has not undertaken any formal affordable housing initiatives. However, it has welcomed and cooperated in the development of numerous non-profit housing projects in the last 4 years. In contrast, the City of Port Moody has seen the development of only one new housing cooperative in the last several years.
19. Among the most important issues facing TriCity municipalities are:
 - * Protection of existing stock
 - * Major new residential projects which make no provision for affordable housing
 - * Illegal suites
20. There has been a major increase in the number of housing societies serving the TriCities. However, they continue to rely on traditional government funding sources to fund conventional housing projects.
21. There is little collaboration and communication between community housing groups. This aggravates the almost non-existent information and referral services in the TriCities, the partial exception being the Seniors Bureau in New Westminster.

Projecting Future Needs

22. To meet future need, the TriCities will require at least 235 new units of subsidized housing per year, as well as 150 new secondary suites, and up to 400 units of private rental (mainly condominiums for rent).
23. The seniors population will, between 1989 and 2001, increase by 76%, equal to 4,445 new households headed by seniors. The largest increase will be among the 75-84 year old group (104% increase).
24. Up to 71 new subsidized rental units will be needed per year for new seniors households. This does not include the approximately 1,093 seniors households currently experiencing affordability problems.
25. Of the 670 new rental households expected every year for the next 5 years approximately 280 will be families with children. Of these, about 106 will be headed by single parents. The large majority of single parent households are well below the poverty line and in desperate need of affordable and appropriate housing.
26. Rough estimates of the need for special purpose housing show a dramatic shortage of appropriate and affordable housing.

Setting Priorities

27. Maintaining the present rate of constructing new social housing would only meet half of the new need, estimated at 235 social housing units per year. Moreover, this would not even address the large existing unmet need.
28. Municipal Councils and local community organizations will have to utilize new approaches to meet the need for affordable housing, as well as prioritizing those with the greatest need.
29. The difficulty of meeting this challenge only serves to underline the importance of using all possible vehicles for providing affordable and adequate shelter. In particular, the importance of secondary ("illegal") suites must be recognized.

Recommendations of the TriCity Affordable Housing Workshop

30. The three municipalities should consider the establishment of a TriCity Task Force on People with Mental Illness.
31. Municipal Committees For the Disabled should review, at the planning level, housing issues of people with disabilities.

32. Municipalities should develop a detailed checklist and guidelines for building inspectors, builders, developers, and planning staff. As well, municipalities should organize a training workshop on the concept of access and on Section 37 of the National Building Code, for the individuals noted above.
33. Stigma and attitudes to disabilities should be addressed by direct education and awareness raising in the school system. The Social Development Council, School District 43 and the Coquitlam Teachers Association should take the lead in this area.
34. The TriCity municipalities should ask the Provincial Ministries of Health, Social Services, and Housing for a long term plan for TriCity Special Purpose Housing.
35. The municipalities should pursue a minimum target of 5% of all multiple residential housing to be designed for the use of people with disabilities.
36. The TriCity municipalities should establish a formal Housing Policy which includes:
- * A Municipal Affordable Housing Fund.
 - * Municipal Land Banks.
 - * A Policy of Leasing Municipal Land to Non-Profit Housing Societies.
 - * Development incentives to provide affordable, adequate and accessible housing.
 - * A Process For Legalization of Secondary Suites.
 - * Provision for Smaller Lots.
 - * Provision for Zoned Land for Manufactured Homes.
 - * Pre-Zoning of Residential Land
 - * Targets for Number of Housing Units, by type and tenure
 - * Methods for Streamlining the Development Approval Process
37. TriCity Municipal Councils should establish Municipal Community Housing Committees (CHCs); these committees to include representatives from the community and interest groups.
37. Community groups concerned with seniors issues should develop lobbying skills.
38. A TriCity Centre for Information and Referral should be established, with special consideration to housing and those with special needs. This Centre should have up-to-date lists of affordable housing in the TriCities.
39. A TriCity Housing Association (THA) should be established by the Social Development Council to:
- * Undertake Public Relations for Social Housing
 - * Advocate to Municipal Councils on Behalf of Social Housing
 - * Promote Education of Students on Housing Issues (see #33)
 - * Promote Education, Cooperation and Mutual Understanding Between the Housing Industry, Councils and the Community

HOUSING NEEDS IN THE TRICITIES

June 1990

1. RENTAL HOUSING

1.1 Affordability

The last decade has seen a steady erosion in the affordability of the rental housing stock in the TriCities and Greater Vancouver. This crisis in affordability can be measured in a number of ways.

The most common indicator of an affordability problem is the percentage of income renters pay for housing (TABLE 1). Out of an estimated 14,294 renter households in the TriCities, 6,004 (42%) paid more than 30% of their gross income on rent. Of these, about half (20% of all renters or 2,405 households) spent more than 50% of their gross income on rent. The proportion of renters paying more than half their income on rent has certainly increased since 1986, from which these ratios are taken.

TABLE 1

Estimate Of Existing Need For Assisted Rental Housing (1990)

	Households Paying More Than 50% of Income For Rent*	Households Paying More Than 30% of Income For Rent	Total Rental Households**
TriCity	2859	6004	14294
Coquitlam	1921	4035	9606
Port Coquitlam	515	1082	2577
Port Moody	419	880	2095

* Census Canada 1986, as cited in Clayton & CitySpaces (Table A-16), adjusted for population growth.

** Census Canada 1986, adjusted for GVRD population growth estimates.

TABLE 2 shows how rents in the TriCities have increased dramatically faster than the Consumer Price Index (CPI) and wages. This is particularly true for townhouses, the most common form of family housing in the TriCities.

The cost of renting in the TriCities has also been increasing faster than the Greater Vancouver average. The TriCities rental and home ownership markets are nearing Vancouver city prices. This reflects not only the recent hot market, but also the growing perception that the TriCities are no longer outer suburbs, but are relatively close to downtown Vancouver, compared to Surrey, the Langleys and Maple Ridge.

The impact of the growing lack of affordable housing is not well documented. However, many households seem to have moved out of their own communities or reduced expenditures on such basics as food and clothing.

TABLE 2

**COMPARATIVE INCREASES IN
TRICITY RENTS AND INCOMES
1984 - 1989**

	Rent (Oct)	CPI	Average Weekly Earnings	Average Renter's Income
1984		121.33	\$422	\$22,523
1 Bedroom Apt	\$354			
2 Bedroom Apt	\$444			
3 Bedroom Apt	\$452			
2 Bedroom TwnHse	\$403			
3 Bedroom TwnHse	\$548			
1989		143.59	\$496	\$28,835
1 Bedroom Apt	\$509			
2 Bedroom Apt	\$580			
3 Bedroom Apt	\$622			
2 Bedroom TwnHse	\$663			
3 Bedroom TwnHse	\$823			
% Increase 1984 / 89		18.3%	17.6%	28.0%
1 Bedroom Apt	43.8%			
2 Bedroom Apt	30.6%			
3 Bedroom Apt	37.6%			
2 Bedroom TwnHse	64.5%			
3 Bedroom TwnHse	50.2%			

Source: CMHC, October 1989.

Who is most affected by affordability? In 1986, 56% of seniors (or 1,093 TriCity senior households) paid more than 30% of their income for rent (Census cited in Clayton & CitySpaces). As well, single parents and those in receipt of income assistance are particularly hard hit. TABLE 3 documents the affordability problem faced by those in receipt of income assistance.

INCOMES OF SELECTED GAIN RECIPIENTS
AND AVERAGE MARKET RENTS
GREATER VANCOUVER AREA 1989

Household Type	Total Monthly Income	Income Support	Maximum Shelter Allowance	CMHC Average Rent*		
				Appt.	Row	
Single Unemployable	\$518	\$243	\$275	\$436	-	Bachelor
Single Parent, 1 kid	\$837	\$391	\$446	\$707	\$711	2 Bedroom
Single Parent, 2 kids	\$974	\$460	\$514	\$846	\$835	3 Bedroom

* CMHC rents for October 1989, correlated with BCHMC housing "standards" for Social Housing.
Source: BCHMC

TABLE 3

1.2 Availability

The shortage of rental housing has worsened in recent years. Low vacancy rates (less than 2%) are an important factor in recent large rent increases. For the last three years, the rate in the TriCities has fluctuated between 1.2% and 0.4% (see TABLE 4). Low vacancy rates cause many households to have difficulty in finding suitable accommodation. The greatest problem lies in rental accommodation for families. Vacant 2 and 3 bedroom apartments and townhouses dropped from 104 units in 1985 to 13 in October 1989. Data from the CMHC April 1990 survey differ little from October 1989.

The above figures refer to data collected by CMHC twice a year for rental buildings with 6 or more units. CMHC does not track small rental building nor "unconventional" rental housing such as secondary suites or condominiums. Condominiums for rent tend to be more expensive and secondary suites less expensive than conventional rental. These two sources of rental housing are growing rapidly and now constitute a significant portion of the rental stock.

The rental and vacancy rates of unconventional rental housing probably follow the same trends as conventional rental housing. What is less certain is the stability of unconventional housing. Condominiums can be withdrawn rapidly from the rental sector, if demand for condo ownership increases. Secondary suites, in turn, are very vulnerable to municipal regulations and enforcement practices.

Trends regarding availability of rental housing are unclear. Some claim that the rental market is easing, pointing to figures released by the Rental Housing Council of B.C. However, these figures do not track vacancies, only turnover which may be due to economic eviction (large rent increases) rather than an improvement in vacancy rates. CMHC figures for April 1990 show a rental market that has stabilized at a relatively low vacancy rate.

TABLE 4

**ANALYSIS OF VACANCY RATES IN THE TRICITIES
BY SIZE AND TYPE OF HOUSING UNIT**

VACANCY RATES IN THE TRICITIES: Oct 1983 to Oct 1989
(excludes Bachelor apartments)

	October 1983	October 1985	October 1987	October 1989
APARTMENTS				
1 Bedroom	2.2%	2.0%	0.7%	1.9%
2 Bedroom	2.1%	3.2%	1.5%	0.3%
3 Bedroom	10.0%	10.9%	0.0%	0.0%
SUBTOTAL	2.1%	2.8%	1.0%	1.1%
TOWNHOUSES				
2 Bedroom	0.9%	0.8%	9.0%	0.0%
3 & 4 Bedroom	5.2%	2.6%	3.6%	0.8%
SUBTOTAL	4.5%	2.5%	4.4%	0.6%
NON-PROFIT GOVERNMENT SPONSORED HOUSING				
			0.7%	0.1%

VACANT UNITS IN THE TRICITIES Oct 1983 to Oct 1989

	October 1983	October 1985	October 1987	October 1989
APARTMENTS				
1 Bedroom	53	54	17	50
2 Bedroom	34	60	28	6
3 Bedroom	2	19	0	0
SUBTOTAL	89	133	45	56
TOWNHOUSES				
2 Bedroom	1	1	13	0
3 & 4 Bedroom	32	24	31	6
SUBTOTAL	33	25	44	6
NON-PROFIT GOVERNMENT SPONSORED HOUSING				
			12	2

VACANCIES WITH POTENTIAL FOR HOUSING FAMILIES IN THE TRICITIES
(2 and 3 bedroom apartments and townhouses).

	October 1983	October 1985	October 1987	October 1989
Vacancies	69	104	78	13

There has been no conventional private sector rental housing built in the TriCities since at least 1986 (CMHC). Government incentives to private developers have generated interest, but this interest seems very fragile and vulnerable to increases in costs, especially interest rates. Moreover, the units produced by the Provincial government's Rental Supply Program would be too costly for the majority of renters.

The major source of affordable rental housing in recent years is the Social Housing Program of the Federal and Provincial Governments (TABLE 5). The number of units produced under this program have grown dramatically in the TriCities in the late 1980's, though the number of social housing units produced in the Lower Mainland have actually dropped since the early 1980's. TABLE 5 does not include estimates of new secondary suites nor losses to the rental stock through conversion or demolition. Port Moody lost approximately 140 rental units in one conversion during this period.

TABLE 5

Total Rental Starts 1986 - 89				
	Non-Profit Rental Starts	Private Rental Starts	Condo* Rental Starts	TOTALS
TriCity	474	0	576	1050
Coquitlam	303	0	407	710
Port Coquitlam	114	0	149	263
Port Moody	56	0	20	76
Greater Vancouver	5761	1783	7501	15045

* It is estimated that 30% of new condominium are rented out.
Source: CMHC, October 1989

TABLE 6

Average Annual Rental Starts 1986 - 89				
	Non-Profit Rental Starts	Private Rental Starts	Condo Rental Starts	TOTALS
TriCity	119	0	144	262
Coquitlam	76	0	102	177
Port Coquitlam	29	0	37	66
Port Moody	14	0	5	19
Greater Vancouver	1440	446	1875	3761

1.3 Access

For a number of households, access to any type of housing is a major problem. These households face barriers beyond affordability. The three most prominent barriers to access are discrimination, physical disabilities, and lack of information.

Discrimination takes many forms: Refusal of landlords to rent to families with children, those in receipt of income assistance, and those with behaviour different from the mainstream (mentally and physically disabled). These forms of discrimination are not illegal in this province.

Another form of discrimination occurs at the neighbourhood level, in the form of opposition to housing for low income or disabled persons. Grounds for discrimination through the rezoning and public hearing process are not legally sanctioned, but discrimination on these grounds does occur. In the TriCities, discrimination has raised its head in both Coquitlam (mentally handicapped) and Port Moody (single parents). In Coquitlam, public support for the sponsor of the proposed housing greatly out-weighted opposition. In Port Moody, a rezoning application was denied, though the extent to which neighbourhood prejudices played a deciding role is unclear (as is usual in these cases).

In Port Coquitlam, there have been fears that neighbourhood opposition would undermine a number of social housing projects (both for families and the mentally ill). In three recent rezonings, however, community opposition did not emerge, or was dealt with constructively before the rezoning hearing.

Those with physical disabilities face barriers of building design. There are few apartment units or buildings that are wheelchair friendly. This is an area where ignorance and lack of commitment are the problem, rather than active prejudice. The result is often the same.

At the present time, there are no TriCity groups actively pursuing the goal of making housing more accessible to the physically disabled. The District of Coquitlam's Committee on the Disabled may be addressing this issue in the future.

The last major barrier to accessing affordable housing is the lack of housing information & referral services in the TriCities. Many community agencies have expressed frustration over the inability to refer households in need to appropriate housing services. Tenants, in turn, have found it very difficult to obtain information on where to go and how to access the system.

2. HOME OWNERSHIP

Not all housing problems lie in the rental sector. Lack of affordable modest houses for sale has kept many local residents from achieving a lifestyle and housing choice that they strongly desire. In the Lower Mainland, we seem unable to build smaller houses. Large and expensive homes are the norm for new construction. To some extent the townhouse and apartment condominium fills the same need as the veterans housing of the late 1940's. However, even townhouses have become unaffordable to most younger households.

Since 1985, the median house price in Port Coquitlam has risen from \$85,000 to close to \$185,000 in 1990, a rise of 114%, compared to inflation in wages and the Consumer Price Index of approximately 18%. Coquitlam and Port Moody have similar, if less spectacular, increases. Recent hikes in interest rates have further undermined the ability of local residents to buy a home.

There are a number of factors which underlie the recent surge in house prices. First and foremost is the tremendous in-migration from other parts of Canada and abroad. The annual net influx of close to 40,000 in-migrants to the Lower Mainland has placed tremendous demand on the limited supply of housing. Land close to the centre of Vancouver is scarce, in part due to local geography and in part due to the low density of most residential areas in the Lower Mainland.

There seems little that local residents and local governments can do to dampen demand. However, according to the Urban Development Institute, adjustments could be made to encourage smaller, more modest houses. Some believe that there is a strong bias toward large single family homes in current municipal regulations (e.g. uniform development cost charges, zoning which specifies units per acre rather than floor space ratios, inflexible parking requirements, large lot sizes, and unrealistically high building standards).

It is beyond the scope of this report to assess the extent to which these biases are reflected in regulations of the three local municipalities, though the points seem worth pursuing.

3. HOUSING POLICIES AND PRACTICES

3.1 Federal Government

The Federal Government has over the last five years steadily decreased its support for affordable housing programs. The national cooperative housing program has been drastically cut and the non-profit program handed over to the province to administer and cost share. Most recently, the federal government cancelled the rental RRAP (residential rehabilitation) program and reduced the number of new Non-Profit units for next year. The federal government cannot be looked to for either leadership or any increased allocation of resources.

3.2 Provincial Government

The Provincial government has become more active in the housing field in recent years. In addition to taking over delivery of the Non-Profit Housing program, the Province has begun a Rental Supply Program. The Province has also sought to assist municipalities in planning and making available more land zoned for multiple residential use (Municipal Incentive Grants). To date, the Rental Supply Program has not resulted any rental starts in the TriCities. Moreover, the Rental Supply Program, which provides subsidies to private developers, will only provide relatively costly rental units. The Rental Supply Program is unlike to become a major source of supply of affordable rental units, unless it is combined with another program.

TriCity participation in the Province's Municipal Incentive Grants is very limited. No TriCity municipality has taken up the Rental Housing Strategy grant.

The Province has also taken initiatives in housing for the disabled. The program to de-institutionalize many severely physically disabled and mentally ill persons has resulted in a number of new residential care facilities in the TriCities. The new facilities have proceeded with little community reaction or opposition (with one exception, noted above).

The Province has shown reluctance to take initiative in the area of housing for low income households. Aside from cost sharing in an old and shrinking CMHC program (Non-profit Housing), the Province has declined to expand its activity in this area.

The Province has yet to act on amendments to the Municipal Act. Most Lower Mainland municipalities have asked the Province to expand their powers relative to the provision and protection of affordable housing (comprehensive zoning, zoning for tenure, levies on new development, demolition or eviction control, protection of mobile home owners). To date, the Province has not addressed this area.

3.3 Regional District (GVRD)

The GVRD has responded to the housing "crisis" by sponsoring two housing studies. The first is on Development Controls For Seniors Housing, by Michael Geller. It recommends a number of changes in the development control process, in order to provide greater flexibility in developing different types of seniors housing. The second study, An Affordable Rental Housing Strategy, by Clayton and CitySpaces, is near completion and will make recommendations on how the GVRD and individual municipalities can facilitate the protection and new construction of affordable rental housing.

The GVRD's future role is likely to be that of information gathering and analysis, as well as promoting cooperation between individual municipalities. The GVRD's housing corporation (GVHC) has not undertaken any new initiatives for the last eight years. GVHC remains the largest manager of non-profit housing in the Lower Mainland, as well as the TriCities.

3.4 Municipalities

The three TriCity municipalities have in the past shared many similarities in their approach to affordable housing. However, in the last two years, they have exhibited increasing differences.

In the past, the three municipalities have taken a laissez faire attitude to the provision of affordable housing. This is reflected in the lack of any official housing policies in all three municipalities; the approach to secondary suites (enforcement on complaint); and no direct involvement in the provision of affordable housing.

This laissez faire attitude is changing in Coquitlam and, to a lesser extent, in Port Coquitlam. The District of Coquitlam has, in the last two years, taken a more active role. It has held municipal land for non-profit developers, established an Affordable Housing Committee, and is actively exploring its future role.

The City of Port Coquitlam has not undertaken any formal affordable housing initiatives. However, it has welcomed and cooperated in the development of more than its share of non-profit housing projects in the last 3 years. In contrast, the City of Port Moody has seen the development of only one new housing cooperative in the last several years.

Relative to some Lower Mainland municipalities, the TriCity municipalities have played a minor role in the area of affordable housing. There are signs, though, that this is beginning to change. This shift would be consistent with the direction of other municipalities in the Lower Mainland, especially Richmond, North Vancouver (City and District), and Burnaby. This shift is consistent with the pressure on municipalities to fill the vacuum created by the Federal government and the reluctance of the Provincial government to play a more active role.

Among the most important housing issues facing the three TriCity municipalities are:

- * Protection of existing affordable stock: Port Moody lost close to 140 units when Tartan Village was converted to condominiums; three mobile home parks in Coquitlam are believed to be threatened by redevelopment pressures; a couple of old motels have been demolished in Coquitlam and Port Moody. These have been the housing of last resort for many of the "hard to house".
- * Major new residential developments in Port Moody and Coquitlam make no or little provision for affordable housing or community services, such as is negotiated in Vancouver.
- * Illegal Suites. This has proven to be one of the most difficult issues for all Lower Mainland municipalities. At some point the TriCity municipalities will also have to face this issue, recognizing the increasingly large role played by illegal suites.

3.5 Community Organizations:

There has been a major increase in the number of housing societies in TriCities over the last three years (43 Housing, Friendship Baptist, PoCoMo Lionesses, Red Door, Conference Housing Society, Elks, PoCo Legion). These are in addition to existing groups such as Burquitlam Lions, GVHC, and PoCo Citizens Housing Society. This growth includes family housing, where no local groups were previously active. In the area of Special Purpose housing, New View Society is the main source of housing services for the mental ill. Simon Fraser Society for Community Living serves the mentally handicapped, together with Fraserside Community Services which has been expanding into the TriCities.

There is little collaboration and communication between these various groups. This aggravates the almost non-existent information and referral services in the TriCities, the partial exception being the Seniors Bureau in New Westminster.

Housing groups currently active in the TriCities utilize traditional government funding sources to build conventional housing projects. There is not much innovation in such areas as seniors housing, emergency shelters, or services ancillary to housing (e.g. adult and child care).

4. FUTURE NEED FOR AFFORDABLE HOUSING: 1990 - 1996

Estimating future need for affordable housing is always a treacherous task. Given a weak data base and unproven assumptions, any projections of need are at best informed guesses. Nonetheless, these informed guesses are still of value, as long as their limitations are recognized and monitored.

This section combines three sources of data to generate projections of future need for rental housing: 1986 Census Canada data for the TriCities; GVRD population projections made in 1988, which underestimate actual growth from 1988 - 1990; and projections of future need made by the GVRD Consultants Clayton and CitySpaces, in their report on Affordable Rental Housing in the GVRD (1990). The last two sources forecast a continuing high level of growth for the Lower Mainland, though at levels lower than the period 1988 - 1990.

TABLE 7 provides estimates of the annual need for different types of rental housing in the TriCities, based on the GVRD scenario. It is important to note that these projections are based on new population growth and do not address existing need that is currently not being met.

TABLE 7 projects a need for 235 new subsidized (rent geared to income) units per year, just to keep pace with growth. This compares with the current annual rate of 119 units (see TABLE 5). There will be also be an annual need for 150 "new illegal" suites which house many moderate and low income households.

TABLE 7

**ANNUAL Rental Housing Requirements By Type
1991 - 1996 (GVRD Scenario*)**

	Subsidized Units **	Market Rental	Condo*** Rental	Secondary Suites	Losses To Demolition Conversion	Total New Rental
TriCity	235	336	70	150	-120	670
Coquitlam	142	203	42	91	- 73	406
Port Coquitlam	60	85	18	38	- 31	171
Port Moody	32	46	10	21	- 17	92

* The GVRD Scenario projects a need for 6700 new units per year for the Lower Mainland, based on average in-migration of 24,000 individuals per year. The Social Development Council estimates that the TriCities should absorb 10% of this total, which is slightly less than its share of the new growth in the Lower Mainland since 1986.

** The need for subsidized units assumes 35% of all rental households are in core need (i.e. need to spend more than 30% of their income on rent). The Social Development Council considers this a conservative figure.

*** Assuming that 30% of new condos are placed in the rental market, it would take 233 new condos to produce 70 condos for rent.

TABLE 7 identifies the need for substantial new market rental housing, whether delivered by rental only projects or through condominiums for rent. It is highly questionable that the market will build the number of rental only units called for in GVRD projections (336 per year for the TriCities). It is more likely that rapid growth in condominiums will produce rental units in such locations Lougheed Mall, Coquitlam Mall, and Port Moody Town Centre.

The projections in TABLE 7 highlight the importance of conversions and demolitions, areas where municipalities have greater control. While the Municipalities cannot control the conversion of rented condominiums into owner occupied units, municipalities can impact on the demolition of mobile home parks (Coquitlam) and non-strata titled rental projects.

Demolition of rental housing projects does not yet seem a problem, reflecting the relative young age of most rental projects in the TriCities. However, there are a number of rental projects, especially in Port Moody, which are between 20 and 30 years old and will become vulnerable to redevelopment pressures during the 1990's.

Who are these households in need? There is no comprehensive answer, due to poor data. However, some of the key target groups can be identified.

4.1 Seniors

In absolute numbers, the seniors population will, between 1989 and 2001, increase by 76%. This translates into 7,409 individuals or 4,445 new households (TABLE 8). Using 1986 ratios, 32% of these new households will be renters (in 1986, the tenure status of seniors households was: owner occupied 68%, market rental 27%, subsidized rental 5%, Michael Geller - Development Controls Affecting Seniors Housing, GVRD 1989). Of these renters, over 50% will be spending more than 30% of their income for rent (Census Canada).

Using these assumptions, it is estimated that 71 new subsidized seniors rental housing units will be needed per year for the next ten years. Applying the same ratios of renters and core need to the existing population generates an estimate of a further 1,093 seniors households currently experiencing affordability problems.

TABLE 8

Increase In Seniors Population in TriCities (1989 - 2001)

	1989	2001	Increase	In %
65-75	6,286	10,371	4,085	65%
75-84	2,707	5,510	2,803	104%
85+	772	1,293	521	67%
TOTALS	9,765	17,174	7,409	76%

(Central Statistics, Ministry of Finance & Corporate Relations, as quoted in Geller, pp. 3 & 5)

SENIORS POPULATION	1989	2001	Increase
Individuals	9,765	17,174	7,409
Households	6,103	10,734	4,631

Source: Central Statistics, as cited in Geller
A headship rate of .6 was used to determine # of households.
For headship estimates, see Baxter Population and Housing in Vancouver, 1989.

4.2 Families

The present TriCity population of renters is approximately 14,000 households. An estimated 42% are families with children, equal to 5,800 households. Of these, about 2,240 households are headed by a single parent (see Table A-6 in Clayton & CitySpaces Report; adjusted for population growth of 17% between 1986 - 1990).

Using projections from TABLE 7, of the 670 new rental households expected every year for the next 5 years, approximately 280 will be families with children. Of these, about 106 will be headed by single parents. The large majority of single parent households are well below the poverty line and in desperate need of affordable and appropriate housing. As noted earlier, vacancy rates for family rental housing have been extremely low in recent years, while rent increases have greatly exceeded increases in income.

4.3 Special Needs Housing

There are many types of special housing needs. The most common are:

- * Mentally Ill
- * Mentally Handicapped
- * Physically Disabled
- * Emergency / Safe Shelter (youth and adults)

There is very little data on the need for special purpose housing in the TriCities. Advocates for those with special needs point to long waiting lists, as well as the on-going de-institutionalization efforts of the Provincial Government.

One rough estimate of need is provided by the Oregon Task Force which estimated that 1.56% of Oregon's population had chronic or severe mental illnesses. If accurate, this would imply that the TriCities had 2,168 mentally ill individuals. The Task Force estimated that 36% of these would require Community Living Situations (supervised groups homes, supervised apartments or boarding homes, crisis or respite care, temporary housing). This would translate into 780 beds in the TriCities. The California Model cited by the Task Force calls for 240 community based residential beds per 100,000 population. This would translate into 333 beds for the TriCities. Currently, there are 83 such beds in the TriCities.

There are difficulties in applying these models to the TriCities. To begin, these models should be applied to the Lower Mainland as a region. Nonetheless, the Oregon and Californian estimates do raise legitimate concern over what level of housing each local community for its mentally ill.

5. SETTING PRIORITIES

The high level of existing and future need sets out a clear challenge to the TriCity communities. It will be very difficult to meet this challenge with existing programs and resources.

As noted earlier, the TriCities have done well to average 119 units of new social housing a year (1986 - 1989). However, maintaining the present rate would only meet half of the new need, estimated at 235 social housing units per year. Moreover, this would not even address the large existing unmet need.

Given this situation, municipal Councils and local community organizations will have to utilize new approaches to meeting the need for affordable housing, as well as prioritizing those with the greatest need. The preceding pages highlight the needs of single parent families, seniors, and the disabled. Not addressed are the working poor, youth and singles. This report makes no assessment of which needs are most pressing.

The difficulty of meeting this challenge only serves to underline the importance of using all possible vehicles for providing affordable and adequate shelter. In particular, the importance of secondary ("illegal") suites must be recognized.

APPENDIX 1: RECOMMENDATIONS FROM WORKSHOP ON AFFORDABLE HOUSING IN THE TRICITIES (MAY 11, 1990)

TriCity Affordable Housing Workshop
Recommendations and Priorities

GROUP 1: Special Purpose Housing

Priorities

1. Lack of Coordination between Governments at all levels:
Service Provision
Housing
Planning
Information Sharing
2. Need For Public Education
3. Lack of Funding by Governments: both Capital and Operational Funding
4. Need To Develop and Increase Support Services:
Leisure Opportunities
Transportation
Crisis Intervention
Advocacy
5. Integration and Accessibility
6. Streamlining of Municipal Development Process: Pre & Post Development.

Recommendations

1. Promote Coordination on Special Needs
 - a) Establish a TriCity Task Force on People with Mental Illness, to look at issues of:
 - * Housing
 - * Downsizing Riverview
 - * Priorities 1 to 6, as noted above.

TriCity Task Force to be offered to three municipalities to sponsor. If municipalities do not wish to sponsor Task Force, Social Development Council to consider sponsoring.

- b) Committees For the Disabled of the municipalities should review, at the planning level, housing issues of people with disabilities.
- c) Establish an Information and Referral centre for the TriCities, to include services for those with special needs.

2. Undertake Public Education on Issues Effecting People with Special Needs

- a) Develop a detailed checklist and guidelines to be prepared for building inspectors, builders, developers, and planning staff (Municipalities)
- b) Organize a training workshop on the concept of access and on Section 37 of the National Building Code (Municipalities)
- c) Promote direct education / awareness at the high school level, to break down stigma and change attitudes (Social Development Council, School Board, Coquitlam Teachers Association)

3. Funding

- a) The TriCity Municipalities should ask Provincial Ministries (Health, Social Services, and Housing) for a long term plan for TriCity Special Purpose Housing.
- b) Establish and pursue a minimum target of 5% of all multiple residential housing to be designed for the use of people with disabilities (Municipalities).
- c) Establishment of Municipal Affordable Housing Fund to:
 - * Provide accessible units
 - * purchase property for affordable housing
 - * provide leverage for affordable housing
- d) Three TriCity municipalities should investigate development incentives to provide affordable, adequate and accessible housing:
 - * Bonusing
 - * Transfer of Development Rights
 - * Variable Development Cost Charges
 - * Lease back of Municipal land
 - * Development Levies

GROUP 2: Seniors

Priorities

1. Vision and Effective Lobbying (the 5 P's: be persistent, patient, polite, political / non-partisan, and passionate)
2. Availability of Affordable & Adequate Housing
3. Range of Options: Aging in Place
 - Seniors Only and Mixed
 - Group Homes (e.g. Abbeyfield)
 - Congregate Housing
 - Seniors Equity Cooperatives
 - Community Supports

Recommendations

1. Develop Lobbying Skills among those concerned with seniors housing: seniors groups, Dogwood Pavilion & Wilson Centre, Non-Profit Housing Sponsors, municipal councils. Lobbying skills to be facilitated by the Social Development Council and through the establishment of a properly funded information and referral centre. Groups to be lobbied are: senior and municipal governments.
2. Promotion of affordable and adequate housing
3. Legalize Secondary Suites (Municipalities)

GROUP 3: Families

Priorities

1. Public and Municipal Attitudes:
 - Lack of Information
 - Discrimination against and stereotyping of low income tenants
 - Municipal Staff and Politicians
2. Zoning:
 - Zoned land available
 - Long process is costly
 - Public hearing process is narrow and exclusive
3. Costs and Incomes:
 - Those with least money require most space (families)
 - Additional services (e.g. daycare)
 - High interest rates
 - Job growth largely in low paying service sector

Recommendations

1. Establish Municipal Housing Policy which includes:
 - Land Bank, both municipal and Crown Land
 - Establish Acquisition Fund
 - Lease Municipal Land to Non-Profit Housing Groups

2. Establishment of a TriCity Information and Advocacy Centre
 - TriCity Information & Advocacy Centre
 - Public Affordable Housing Lists
 - Tenant Advocacy on Rezoning

3. Zoning and Approval
 - Pre-zoning for Housing
 - Fast Track Non Profit Approvals
 - Legalize Secondary Suite
 - Zone for smaller lots
 - Provide zoned land for manufactured homes

GROUP 4: The Development Process and Public Participation

Priorities

1. Reduce Community Resistance
 - Educate
 - Process

2. Better Long Term Planning
 - Facilities
 - Inter-Government Cooperation*
 - Services*
 - Zoned Land*
 - Regional quotas (fair share)

3. Different Housing Options
 - High Density
 - Land Banking

Recommendations

1. Education to Reduce Community Resistance
 - a) Establishment of a TriCity Housing Association (THA) by the Social Development Council

- a) Promote and Identify Successful Projects (THA)
- b) Undertake Public Relations for Social Housing (THA)
- c) Personal Contacts with City Councils (THA)
- d) Direct Funding for Public Information Service (Governments)
- e) Establish Community Housing Committee (CHCs) in each Municipalities (Municipalities)
- f) Education of Students (social issues) (THA & School Board)
- g) Development Industry Education, Cooperation and Mutual Understanding (Industry Groups, CHCs & THA)
- h) Coordination, pre and during construction between interested parties (CHCs)

2. Undertake Long Term Planning and Zoning

- a) Establishment of Municipal Community Housing Committees (CHC) in each of the three TriCity municipalities. These CHCs to include representation from community and interest groups.
- b) Pro-active Site Identification and Consideration of Pre-zoning (CHCs).
- c) Set targets for number of housing units, types of units and tenure (CHCs).
- d) Better Communication Between Municipalities and School Board (School Board and Municipalities)
- e) Review Possible Streamlining of Development Process for Housing (CHCs)
- f) Evaluate Different Housing Options (CHCs)

APPENDIX 2: ASSISTED HOUSING INVENTORY (JUNE 1990)

Name and Address	# Of Units	Townhouses By Bedrooms			Apartments By Bedrooms			
		2	3	4	Each	1	2	3
FAMILY HOUSING: Non-Profit								
Greater Vancouver Housing Corporation (GVHC)								
c/o 4330 Kingsway	461-8323							
Le Chateau Place 312 SchoolHouse, Coq.	24	0	0	0	0	6	15	3
Malaspina Village 1144 Inlet Drive, Coq.	67	36	31	0	0	0	0	0
Ozada Village 1205 Pipeline, Coq.	61	0	0	0	0	26	35	0
Park Court 100 Nelson, Coq.	30	0	0	0	0	9	21	0
River Place 24466 Gately Ave., PoCo	111	46	10	0	5	4	50	0
Meridian Village 3156 Coast Meridian, PoCo	202	20	110	0	0	25	42	0
Moray Place 125 Moray Place, PoMo	52	0	32	20	0	0	0	0
Other Non Profit Family Projects								
Pine Tree Court 3100 Ozada Ave., Coquitlam Tel. 521-2496	57	0	57	0	0	0	0	0
(Affordable Housing Society)								
Cranberry Court 2266 Shaughnessy, PoCo Tel. 464-4114	21	10	10	1	0	0	0	0
(43 Housing Society)								
Friendship Baptist #114 - 1160 Johnson, Coq. Tel. 942-7403	50	14	28	8	0	0	0	0
Dewdney Trunk Community 2910 Norman Ave., Coq. Tel. 732-4611	36	6	18	12	0	0	0	0
(Red Door Housing Society)								
Place Des Amis 99 Laval Square, Coq. (Red Door Housing Society)	46	11	27	8	0	0	0	0

Units Currently Under Development as of May 1990

<u>Name and Address</u>	# Of Units	Townhouses By Bedrooms			Apartments By Bedrooms			
		2	3	4	Each	1	2	3
PoCo Legion Housing Lobb Ave., PoCo Tel. 942-8911	56							
Willow Court 2225 Pitt River Road, PoCo 43 Housing Society Tel. 464-4114	40							
Conference Housing 2850 Rambler Way, Coq Tel. 942-7283	54							
Sub-Total Non Profit Society Family Housing	907							

NON PROFIT SENIORS HOUSING (Independent Living)

Christmas Manor 560 Austin, Coq. (* 72 units are room and board) Tel. 939-6485	98	0	0	0	153*	17	0	0
John Davies Manor 440 Blue Mountain, Coq.	67	0	0	0	56	11	0	0
Legion Kinsman Manor 2909 Hope St., PoMo	70	0	0	0	56	14	0	0
Dogwood Manor 3155 Seymour St., PoCo (PoCo Citizens Housing Society) P.O. BOX 63, Port Coquitlam, B.C., V3C 3V5 Tel. 942-9452	22	0	0	0	16	6	0	0
Hawthorne Manor 2145 Hawthorne, Coq. (PoCo Citizens Housing Society)	32	0	0	0	22	10	0	0
Foyer Maillard 1010 Alderson, Coq. (* all units are room and board and 65 are funded under long term care)	131	0	0	0	131*	0	0	0
Elks 49 Jubilee Home 2233 Wilson Ave., PoCo	40	0	0	0	0	40	0	0

Name and Address	# Of Units	Townhouses			Apartments			2	3
		By 2	By 3	By 4	By Bach	By 1	By 2		
Friendship Baptist #114 - 1160 Johnson, Coq. Tel. 942-7403	53	0	0	0	0	53	0	0	
Earl Haig Society 1800 Austin Ave., Coq.	18	0	0	0	14	4	0	0	
Hope Manor 2340 McAlister Ave., PoCo. (PoCoMo Lioness Housing Society) Tel. 942-6977	52					52			

HOUSING COOPERATIVES

Tri-Branch Co-op 2880 Packard, Coq. (Seniors)	170	0	0	0	0	108	62	0
Sub-Total Seniors	753							
115 Garden Co-op 115 Johnson St., Coq.	121	22	0	0	0	60	39	0
Hoy Creek Co-op 1205 Johnson Road, Coq.	157	30	20	10	0	18	63	16
Salal Co-op 600 Falcon Dr., PoMo.	60	28	16	0	0	16	0	0
Anskar Co-op 736 Clarke Road, Coq.	37	15	19	3	0	0	0	0
Mountainview Co-op 902 Clarke St., PoMo	215	0	0	0	0	13	71	131
Shaughnessy Co-op 2336 Pitt River Road, PoCo	25	10	15	0	0	0	0	0
FalconCrest Estates 1170 Falcon Drive, Coq.	65	17	33	15	0	0	0	0
Noons Creek Co-op 675 Noons Creek Drive, PoMo	56							
Sub-Total Cooperatives	736							

INTERMEDIATE CARE

Burquitlam Lions Care Centre

560 Sydney Street, Coq., Tel. 939-6485

Non-Profit Society with 75 beds licensed under Long Term Care¹

Hawthorne Lodge

2111 Hawthorne Ave., PoCo, Tel. 941-4051

Non-Profit Society with 164 beds licensed under Long Term Care.

Cartier House

1419 Cartier St., Coq., Tel. 939-4654

Private Company with 80 beds licensed under Long Term Care. May charge a premium above Long Term Care rates.

Coquitlam Care Centre

1399 Foster Ave., Coq., Tel. 937-3431

Private Company with 120 beds licensed under Long Term Care. May charge a premium above Long Term Care rates.

Wilson Place

2250 Wilson Ave., PoCo, Tel. 941-6933

Private Company with 61 units, licensed but not under Long Term Care agreement.

SENIORS - MISCELLANEOUS

The private sector has become interested in providing congregate seniors housing for independent living. Such projects include self contained units as well as common eating and recreation facilities. There is one such project in the TriCities.

Parkwood Manor

1142 Dufferin St., Coq., Tel. 941-7651

Private Company with 122 units (114 one bedrooms and 8 two bedrooms).

SPECIAL PURPOSE HOUSING

There are different types of special purpose housing identified in the following table. Not included are hospitals or Riverview. Group homes are included, whether licensed or not. The numbers in the Table refer to beds and not necessarily self contained units. The number in brackets refers to the number of establishments.

	Children in Care	Mentally Handicapped	Mentally Ill	TOTAL
Coquitlam	21 (3)	57 (11)	5 (1)	83 (15)
Port Coquitlam	0	15 (3)	77* (7)	82 (10)
Port Moody	6 (1)	12 (3)	1 (1)	19 (5)
TOTALS	27 (4)	84 (17)	83 (9)	184 (30)

* Includes a 20 unit project currently under development, sponsored by New View Society.

A number of the units listed above are wheel chair accessible housing. For more information on these, please call the Wheel Chair Housing Registry at the B.C. Housing Management Commission, Tel. 433-2218.

Table summarizing # of units by city: family, seniors, other, total.

	Non Profit Family	Non-Profit Seniors*	Coop*	Special Purpose	TOTALS	
Coquitlam	425	569	380	358	1732	55.1%
Port Coquitlam	471	157	25	307	960	30.5%
Port Moody	52	70	331	1	454	14.4%
	948	796	736	666	3,146	

N.B. Figures included 1990 BCHMC Conditional Unit Allocations of 43 seniors and 41 family Non-Profit.

(Actual Population Share 1986 = Coq. 60.7%, PoCo 25.5%, PoMo 13.8%)

How To

There are a variety of different routes to apply for government assisted housing.

Cooperative Housing: Must apply directly to the housing cooperative. The Housing Cooperative has approximately half of its units available to households requiring subsidy below market rates. The other half of the units have a monthly charge slightly below market rates. Once accepted, the new cooperative member will be required to purchase a share (anywhere from \$700 to \$3500 - fully refundable). If this proves difficult, the cooperative may lend the money or may assist the new member in obtaining a very low interest loan from CCEC Credit Union.

GVHC Housing: This housing has limited subsidies available. The applicant must apply directly to the GVHC.

Non-Profit Family (except GVHC) and Seniors Housing: These projects provide "deep" subsidies; that is, tenants pay only 30% of their gross income (or the shelter component of their MSSH income assistance). It is best to apply to both BCHMC (tel. 433-1711) and each of the project sponsors, since different units are filled from different wait lists. N.B. Eligibility is restricted to families with children (Family Non-Profit) or those over 55 (Seniors Non-Profit). There are also income ceilings which limit eligibility to low and moderate income households.

Intermediate Care: For information contact the projects identified above. There are both for-profit and non-profit sponsors who offer government assisted supported living arrangements. One of the for-profit sponsors offers exclusively market housing. All are licensed under the Community Care Facility Act.

APPENDIX 3: LIST OF REGISTRANTS IN WORKSHOP ON AFFORDABLE HOUSING
IN THE TRICITIES (MAY 11, 1990)

NAME	AFFILIATION	PHONE NUMBER
ASGEIRSSON, LINDA	MLA'S CONSTITUENCY OFFICE	937-3516
BELCHER, PHYLLIS		939-7670
BRIGGS-SIMPSON, GERI	CHIMO ACHIEVEMENT CENTRE	936-5655
BUCHANAN, DON	DISTRICT OF COQUITLAM	526-3611
BURNHAM, DARREL	COAST FOUNDATION	872-3502
BURNSIDE, JIM	CITY OF PORT MOODY	936-7211
CAMPBELL, AL	B.C.H.M.C.	439-4707
CAMPBELL, GORD		936-2957
CROSS, MIA	B.C.H.M.C.	433-1711
DEAN, SHARON	RED DOOR HOUSING SOCIETY	464-7994
DUTRIZAC-LAROSE, DAWN	WOLLSTONCROFT REALTY	461-2844
FARNWORTH, MICHAEL	CITY OF PORT COQUITLAM	941-5411
FOWLER, MERRY		936-3087
GOOS, BOB	DISTRICT OF MAPLE RIDGE	467-6409
HANLON, JO-ANNE	GOOD SHEPHARD LUTHERAN	589-7161
HEMMINGSON, KAREN	TERRA HOUSING CONSULTANTS	736-8416
HENNESSY, ROLLIE	UNITED WAY OF LOWER MAINLAND	731-7781
HOWARTH, IRENE	DOGWOOD PAVILLION	939-7274
HUBBARD, MARTYN		
INNES, ROB	DISTRICT OF COQUITLAM PLANNING	526-3611
LEDERMAN, TIM	SIMON FRASER SOCIETY	525-9494
MACDONALD, ROXANN	43 HOUSING SOCIETY	525-0188
MACDONALD, VAL	SENIORS HOUSING INFO PROGRAM	520-6621
MASSIE, MARGO	B.C. COUNCIL FOR THE DISABLED	875-0188
MCCARTIE, SANDY	FRASERSIDE SOCIETY	
MCCLAIN, PAT	RED DOOR HOUSING SOCIETY	732-4611
MCLELLAND, PATRICIA	RED DOOR HOUSING SOCIETY	464-7994
MURPHY, DEREK	SOCIAL DEVELOPMENT COUNCIL	525-0188
PARKER, EUNICE	COQUITLAM COUNCIL	521-1532
PRATT, ISABEL	DOGWOOD PAVILLION	936-3361
ROSE, MAE	43 HOUSING SOCIETY	464-4114
ROYSTER, LILA		464-4999
SETTON, VICTOR	UNITED PROPERTIES	736-3864
STEWART, RICHARD	CANADIAN HOME BUILDERS ASSOC.	931-4863
SWALWELL, KAY	NEW VIEW SOCIETY	941-7818
SYMONS, GWYN	(CITY SPACES) GVRD CONSULTANT	383-0304
THOMAS, STUART	TERRA HOUSING CONSULTANTS	736-8416
WADDINGTON, RHODA	STEP BY STEP	939-7436
WATSON, MIKE	FRIENDSHIP BAPTIST HOUSING	942-7403

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Affordable Housing Committee DEPARTMENT: DATE: June 14, 1990
FROM: Eric Tiessen DEPARTMENT: Planning YOUR FILE:
SUBJECT: Sale of Crown Provincial OUR FILE: Affordable
Lands on Euclid Court Housing Committee

1.0 BACKGROUND

The Ministry of Crown Lands is currently seeking, through a public tendering process, a purchaser for Crown Lands located on Euclid Court in Coquitlam (subject property 1 on the attached map).

In regards to this Offer to Purchase, Council at its regular meeting of May 28, 1990, passed the following resolution:

"1102 That Coquitlam Planning Department communicate with B.C. Lands, requesting that they make the noted land available for affordable housing."

2.0 DISCUSSION

2.1 Official Community Plan and Zoning

Schedule B-1 of the Southwest Coquitlam - Town Centre Official Community Plan currently designates this property as One-Family Residential. The property is zoned and is being marketed by the Crown Lands as RS-1 (One-Family Residential).

2.2 Discussion With Ministry of Crown Lands Staff

In response to the Council resolution, Planning Department staff have contacted Development staff with the Ministry, inquiring as to the current policy on making such lands available for affordable housing, and if the Euclid Court property had been considered for such a use. Ministry staff indicated that this particular property was considered for affordable housing, but based on size and location was determined not to be suitable. Staff did, however, refer to the B.C. Government's "housing first" policy and the recent signed agreement between B.C. Housing Management Commission and the Ministry of Crown Lands, which requires that surplus Crown lands be first considered for affordable housing and offered to BCHMC. While the Euclid Court property was

Affordable Housing Committee . . .

June 14, 1990
Our File: Affordable
Housing Committee

2.2 Discussion With Ministry of Crown Lands Staff cont'd

not appropriate for this use, another Crown Provincial property has been identified within Coquitlam, this property being on the Lougheed Highway, legally described as Lot 205, District Lot 3, Plan 40350, the civic address being 569 Lougheed Highway (see subject property 2 on attached map). BCHMC has indicated its interest in this property as a potential affordable housing site. This, of course, would be subject to local Official Community Plan policies and zoning and the Commission's own locational criteria.

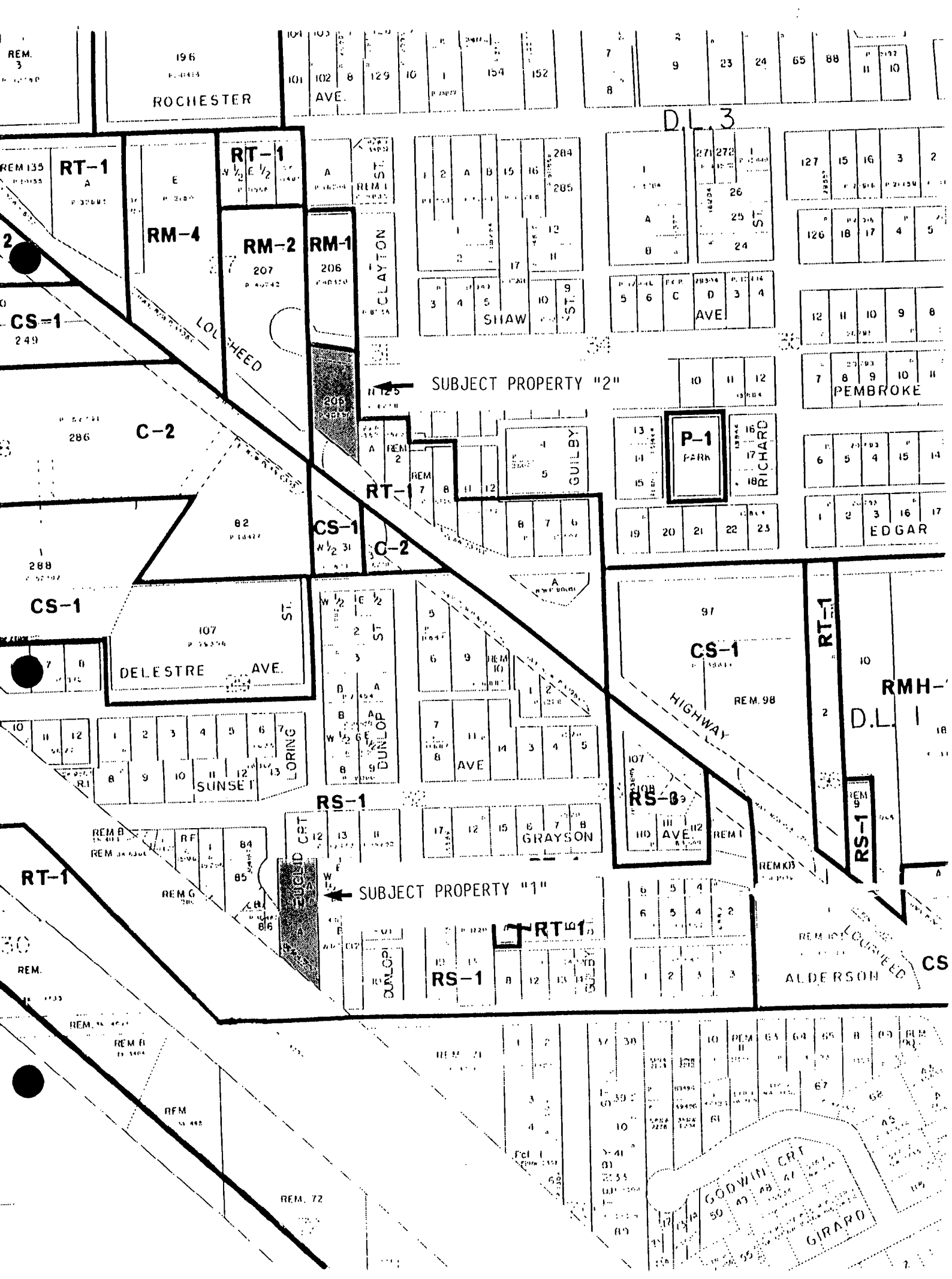
We certainly encourage initiatives such as the "housing first" policy, but given current Official Community Plan designations, proximity to the Lougheed Highway, and the site size, this particular property may not be entirely appropriate for affordable housing either. Planning Department staff will continue to monitor BCHMC's progress with regards to this property and will keep the Affordable Housing Committee apprised of any developments in this regard.

The above is recorded for the information of Council.

RI/cr
Encl.



Eric Tiessen
Acting Planning Director



196
ROCHESTER
AVE.

DL 3

RT-1

RT-1

RM-4

RM-2

RM-1

CLAYTON

SHAW

P-1
PARK

RICHARD

SUBJECT PROPERTY "2"

PEMBROKE

C-2

RT-1

CS-1

C-2

CS-1

DELESTRE AVE.

CS-1

C-2

CS-1

REM. 98

RMH-

D.L. I

RS-1

RS-09

GRAYSON

SUBJECT PROPERTY "1"

RT-1

RT-1

RS-1

ALDERSON

CS

GODWIN CRT

GIRARD

REM. 72

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Affordable Housing Committee DEPARTMENT: DATE: 1990 06 06
FROM: E. Tiessen DEPARTMENT: Planning YOUR FILE:
SUBJECT: Potential Affordable Housing Site: OUR FILE: 909
909 Alderson Avenue and 375 Mundy Street Alderson Ave.
375 Mundy St.

1.0 PURPOSES OF REPORT

This report responds to the following Council resolution #1038 passed at Council regular meeting of May 28, 1990:

"That both 375 Mundy Street and 909 Alderson Avenue be referred to the Affordable Housing Committee for further study to determine if affordable housing is feasible for these two sites."

2.0 EVALUATION CRITERIA

Criteria based on B.C. Housing Management Commission's guidelines for non-profit housing have been developed by staff to evaluate sites being considered for non-profit or affordable housing projects. These criteria were used in evaluating certain sites under review by the Affordable Housing Committee in a report to that Committee dated April 11, 1990. These criteria included:

- Current OCP designations
- Compatability of adjacent uses
- Proximity of services and amenities (Hospitals, Parking, Community Centres, Shopping, Schools)
- Proximity to public transportation
- Rezoning required
- Environmental concerns
- Proximity to other affordable housing developments
- Area School capacities

Each of these sites will be dealt with separately using these criteria:

3.0 SITES

3.1 375 Mundy Street

3.1.1 Background

This RS-1 Zoned property was at one time reserved for a Firehall, but has since been declared surplus to municipal needs. On March 28, 1989 Council in Executive Committee resolved that the subject property be subdivided into three residential lots and that steps be taken to determine if the lots should be offered for sale with other municipal residential lots.

Affordable Housing Committee. . .

1990 06 06
Our File: 909 Alderson Ave.
& 375 Mundy St.

3.0 SITES

3.1.1 Background cont'd

An application to subdivide the subject lot into three one-family residential lots was initiated by the District and received preliminary approval subject to conditions by the Municipal Subdivision Committee. These conditions include:

1. a) physical construction of Kugler Avenue, Mundy Street and the lane allowance, all to the standards required by Subdivision Control Bylaw No. 1023 and the provision of services to all lots;
- b) registration in the Land Titles Office of any necessary easements;
2. Payment of the development cost charge, as required by Bylaw No. 988 consisting of \$955 for the two additional dwelling units permitted to be constructed.

Since that time, Subdivision Plan No. 85444, creating the three one-family residential lots, has been registered in the New Westminster Land Titles Office.

3.1.2 Evaluation of Site

Results of applying the evaluation criteria outlined in Section 1 suggests that this site may not be best suited for an affordable housing development.

1. The current Official Community Plan designation for the site is one-family residential. The site is Zoned RS-1. An Official Community Plan amendment and rezoning will be required for a multi-family housing development on this site. While it is not a forgone conclusion, but given the fact that this site is situated in the middle of a single-family residential neighbourhood, some community resistance to a higher density residential development may be expected.

1990 06 06
Our File: 909 Alderson Ave.
& 375 Mundy St.

Affordable Housing Committee. . .

3.0 SITES

3.1.2 Evaluation of Site cont'd

2. Size of Property. The property size (a total of 19,272 sq. ft.) limits its use as a multi-family housing development site. Assuming an RT-2 (townhousing) density, only about 5 dwelling units could be built. Assuming an RM-1 (low-density apartment) density, approximately 8-9 dwelling units could be built. These types of unit counts do not make the subject site that economically feasible for multi-family residential development.

3. Areas school capacities. The area is served by Cape Horn Elementary, Montgomery Elementary, Mundy Elementary and R.C. Macdonald Elementary Schools. Both Cape Horn and Mundy Elementary Schools are currently operating at over capacity levels and the situation at these two schools will become even tighter in September 1990, with projected enrollment. Table A highlights these trends.

TABLE A

<u>School</u>	<u>School Capacity</u>	<u>Total Feb. 1990 Enrollment</u>	<u>Projected Sept. 1990 Enrollment</u>
Cape Horn Elementary	K-1 class 1-7-175	290	K-33 students 1-7-265
Montgomery Elementary	K-2 classes 1-7-375	314	K-50 students 1-7-310
Mundy Elementary	K-2 classes 1-7-300	380	K-32 students 1-7-361
R.C. Macdonald Elementary	K-1 class 1-7-175	132	K-43 students 1-7-103

Affordable Housing Committee. . .

1990 06 06
Our File: 909 Alderson Ave.
& 375 Mundy St.

3.0 SITES

3.1.2 Evaluation of Site cont'd

4. Proximity to services and amenities. This particular area is not well served in terms of nearby commercial or shopping areas. While both Montgomery Elementary and Mundy Elementary Schools are nearby, community recreational facilities are not within easy walking distance. Mundy Street is however served by two bus routes (routes 151 and 154), offering direct service to either Coquitlam Centre or Lougheed Mall.

3.2 909 Alderson Avenue

3.2.1 Background

This site, as Council will remember was the site of the old Number One Firehall. During the latter part of 1988 and early 1989, Council considered making this site, including the building, available for community use. Expressions of interest from various community groups were sought. At a special Land Use Committee meeting held on February 21, 1981 area residents requested that the site revert to a residential use. A petition with 38 area resident signatures was submitted requesting this redesignation. Residents felt that if the site were to be used for any other purpose, existing traffic problems would get worse. At its February 27, 1989 regular meeting, Council resolved:

#290 "That the Number One Firehall site at 909 Alderson Avenue be designated for residential uses."

Following this, the property was rezoned from P-1 (Civic and Major Institutional) to RT-1 (Family-Residential) to bring the property in line with the zoning of the adjacent area.

Affordable Housing Committee. . .

1990 06 06
Our File: 909 Alderson Ave.
& 375 Mundy St.

3.0 SITES

3.2.1 Background cont'd

Further to this, on June 5, 1990, Council in Executive Committee decided that the site at 909 Alderson Avenue be serviced and subdivided by the District with lots being offered for sale. These lots would be offered for sale on a similar basis as lots in other municipal subdivisions. At that time it was uncertain as to when these lots would be offered.

A subdivision application to subdivide the site into three one-family residential lots was initiated by the District and received preliminary subdivision approval by the Municipal Subdivision Committee on September 19, 1989. This approval was subject to:

1. a physical construction of Alderson Avenue and of the two lane allowance to the standards required by the Subdivision Control Bylaw No. 1023 and the provision of services to all lots;
2. registration in the Land Titles Office of any necessary easements;
3. payment of all development cost charges as required by Bylaw No. 988, consisting of \$955 for the two additional dwelling units permitted to be constructed.

3.2.2 Evaluation of 909 Alderson Avenue

Using the evaluation criteria, 909 Alderson is not particularly feasible as a potential affordable housing site for the following reasons:

1990 06 06

Our File: 909 Alderson Ave.
& 375 Mundy St.

Affordable Housing Committee. . .

3.0 SITES

3.2.2 Evaluation of 909 Alderson Avenue

1. Schedule B-1 of the Southwest Coquitlam Town Centre OCP currently designates the site for one-family residential uses. This site is currently Zoned RT-1 (two-family residential). To be considered for affordable housing, both an Official Community Plan amendment and rezoning to accommodate some form of multi-family residential use would be required. Given the opposition to any use other than single-family residential that was registered last year during the Special Land Use Committee meeting of February 21, 1989, Council could expect similar opposition to a new proposal for this site.
2. Compatibility of adjacent uses. An affordable housing project usually takes the form of a multi-family residential project. This form of housing would not be entirely compatible with the surrounding predominantly single-family residential area.
3. The limited size of the property (21,916 sq. ft.) does not make it feasible for a multi-family project. Assuming an RT-2 (townhousing) density of approximately 12 units per acre, only about 6 units could be built. Even assuming an RM-1 (low-density apartment) density only 17 to 18 units could be built on the site.
4. Areas school enrollments with the exception of Our Lady of Fatima School are reaching critical levels and are currently operating at over capacity level. Enrollment projections for September 1990 suggest this situation will not get any better. Table B highlights these trends.

1990 06 06
Our File: 909 Alderson Ave.
& 375 Mundy St.

Affordable Housing Committee. . . .

3.0 SITES

3.2.2 Evaluation of 909 Alderson Avenue cont'd

TABLE B

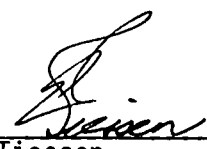
<u>School</u>	<u>School Capacity</u>	<u>Total Feb. 1990 Enrollment</u>	<u>Projected Sept. 1990 Enrollment</u>
Alderson Elementary	K-2 classes 1-7-325	448	K-57 students 1-7-375
Lord Baden-Powell Elementary	K-2 classes 1-7-275	340	K-43 students 1-7-307
Our Lady of Fatima	K-7-200	152	152

5. Proximity to services and amenities. Schools and parks are within easy walking distance of the site as is the Brunette Avenue neighbourhood commercial centre which offers only limited shopping opportunities. This area is also lacking in nearby community recreation centres. The closest transit service is available on Loughheed Highway and on Brunette Avenue, two blocks west and four blocks south respectively. Buses offer direct service to Loughheed Mall.

4.0 RECOMMENDATIONS

Using the Planning Department's evaluation criteria for affordable housing sites, and given past Council actions concerning 909 Alderson Avenue in particular, I suggest the Committee recommend:

"That Council drop 375 Mundy Street and 909 Alderson Avenue from further consideration as affordable housing sites".



E. Tiessen
Acting Planning Director

RI/ms

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Affordable Housing Committee DEPARTMENT: DATE: June 26, 1990
FROM: E. Tiessen DEPARTMENT: Planning YOUR FILE:
SUBJECT: Council Workshop on Regional OUR FILE: Affordable
Rental Housing Strategy Report Housing Committee

In December 1989 the GVRD Development Services Department commissioned the preparation of a study on Regional Rental Housing Trends for Greater Vancouver by Clayton Research Associates and City Spaces Consulting Ltd.

The consultant's report, completed and released in May 1990, examined the region's current rental housing situation, the profile of renters and the rental problem, and future rental housing requirements and supply. Also included was a set of recommendations which, if implemented, could address the rental housing problem, and which were specifically targeted to the two senior levels of government and local government.

Planning staff have reviewed this report and are considering those recommendations which could be applicable to the Coquitlam situation in the preparation of an Affordable Housing Policy, the preparation of which received Council's endorsement at its regular meeting of April 30, 1990.

Now that the report has been made available, it has been suggested by the Regional Housing Issues Committee, a Subcommittee of the GVRD's Social Issues Committee, to have one of the study's authors, namely Gwyn Symmons of City Spaces Consulting Ltd., to meet with the various GVRD Municipal Councils and senior staff to review and discuss the report's recommendation. To this end, staff in the various municipalities will be organizing brief workshops/seminars in their respective municipalities. The second week of September, 1990 and/or the first week of October 1990 have been selected as possible times when these meetings could take place. These times will not conflict with the annual UBCM Conference in September 1990. It is hoped that all Council members and senior staff will be able to attend this important session.

The Coquitlam Affordable Housing Committee is the relevant Committee through which to receive authorization to prepare for this meeting. Given the timeliness of the GVRD Report on Regional Rental Housing and its recommendations, and in light of the continuing current rental housing problem, both regionally and locally, I seek Council's authorization in this regard. Therefore, I recommend:

Affordable Housing
Committee . . .

June 26, 1990
Our File: Affordable
Housing Committee

"That Council authorize Planning Department staff to organize a workshop for Council members and senior staff and the GVRD consultants, who prepared the Regional Rental Housing Strategy Report, to be held at an appropriate time in the first week of September 1990, or the second week of October 1990, the exact time and place to be confirmed."

RI/cr



E. Tiessen
Acting Planning Director

AFFORDABLE HOUSING COMMITTEE MEETING

A G E N D A

DATE OF MEETING: Friday, July 6, 1990, 12:00 noon
PLACE OF MEETING: Council Committee Room, Municipal Hall

(Lunch to be served)

1. Housing Needs in the Tri Cities - A Discussion Paper - Delegation to attend
2. Sale of Crown Provincial Land on Euclid Court
3. Potential Affordable Housing Sites - 909 Alderson Avenue and 375 Mundy Street
4. Council Workshop on Regional Rental Housing Strategy

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Affordable Housing Committee DEPARTMENT: DATE: Oct. 2, 1990
FROM: D.M. Buchanan DEPARTMENT: Planning YOUR FILE:
SUBJECT: Affordable Housing Site North of Town OUR FILE: Affordable
Centre Fire Hall - Selection Process Housing Committee

1.0 PURPOSE OF REPORT

This report presents a selection process by which Council can seek expressions of interest from non-profit housing societies to develop the designated municipally-owned social housing site north of the Town Centre Fire Hall on Pinetree Way (see Map #1).

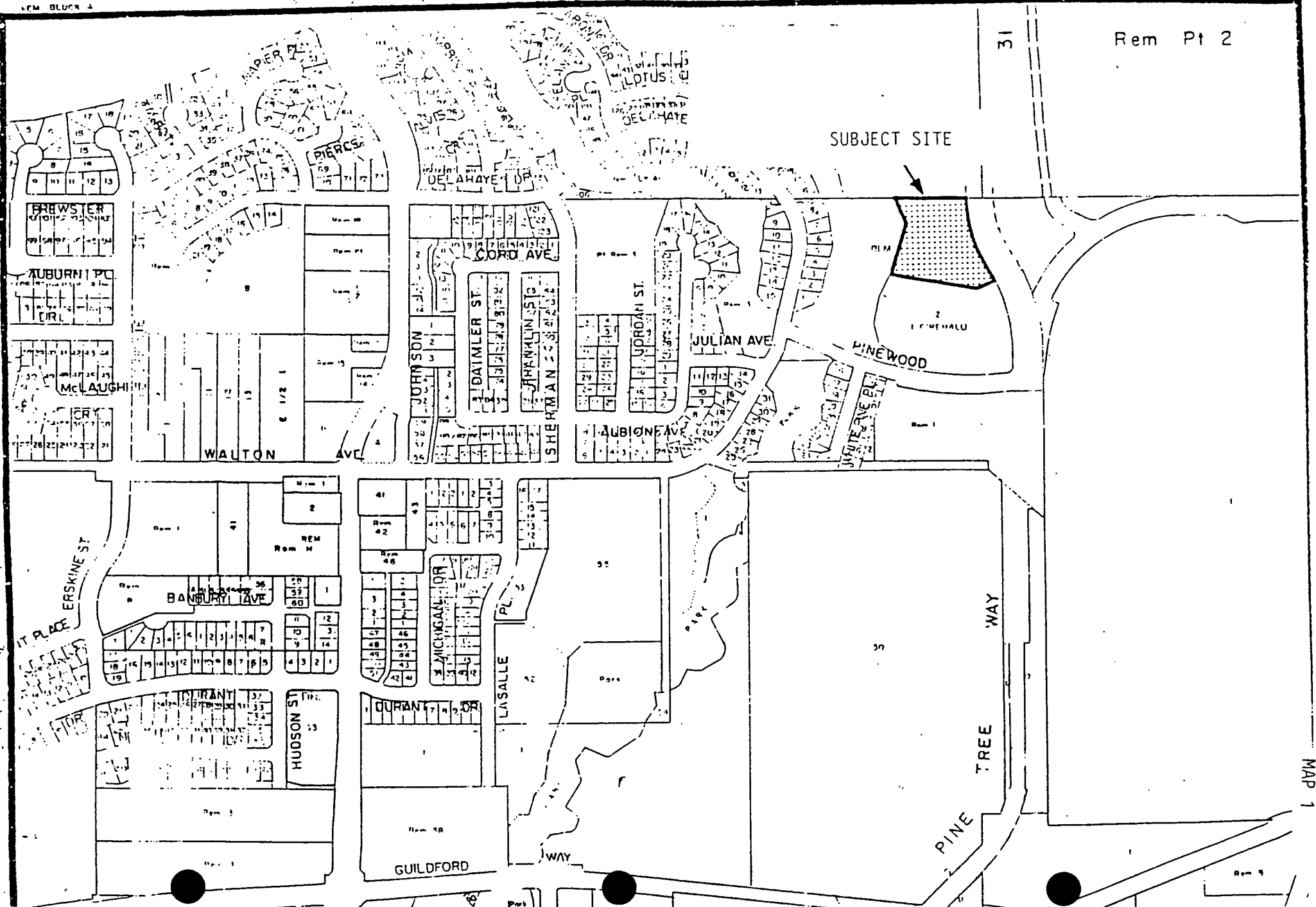
2.0 BACKGROUND

2.1 At its regular meeting of March 5, 1990, Council passed the following resolution:

- "489 1) That it is premature at this time to consider the municipal site north of the Town Centre Fire Hall as a potential affordable housing site, due to lack of convenient transit service and shopping, and the proximity of the adjacent gravel pit.
- 2) That this site should, however, be set aside and held off the market as a potential affordable housing site at a future date when services are extended to this area.
- 3) That the Planning Department respond to those agencies inquiring about municipally-owned potential housing sites, and indicate that this site is not available at this time for non-market housing, given this site's lack of services and amenities such as transit and shopping."

2.2 The Engineering Department has since indicated that the Pinetree Way construction project will provide service connections and access to the site, making the site available for subdivision and development by early 1991. In addition, B.C. Transit has indicated that proposed transit route changes in the area will provide direct bus service along Pinetree Way north of Glen Drive. These changes are expected to be implemented in September of 1991. This being the case, Council may wish to establish a procedure for selecting a non-profit group for the site, which will tie in with the B.C. Housing Management Commission's anticipated 1991 proposal call for non-profit housing.

SUBJECT SITE



Affordable Housing
Committee . . .

Oct. 2, 1990
Our File: Affordable
Housing Committee

2.0 BACKGROUND cont'd

2.3 Council will recall that in late 1988 and early 1989, expressions of interest and proposals were sought from non-profit housing groups for the development of a municipally-owned site on Guildford Way. Conference Housing Society, represented by Reverend John Davies, was the successful candidate for this site. Conference Housing Society did receive an allocation for the 1989 Non-Profit Housing Program for the site, which will result in approximately 54 affordable family-oriented dwelling units being added to the District's housing stock.

2.4 In order that the District's selection process is coordinated with the anticipated BCHMC proposal call for the 1991 Non-Profit Housing Program, and which will allow sufficient time for non-profit groups to complete plans and submissions to BCHMC under this program by its March 1991 deadline, a group should be identified and selected by Council by February 1, 1991 at the latest. Based on the previous selection process for the Guildford Way site, and taking into account the recent architect selection process for the Town Centre public facilities, it could take up to three months to select a group.

3.0 A PROPOSED SELECTION PROCESS

The following selection process is proposed:

STAGE ONE EXPRESSIONS OF INTEREST

<u>Action</u>	<u>Schedule</u>
1.0 Affordable Housing Committee review proposed selection process	October, 1990
1.1 Review by Council	October, 1990
1.2 Advertisement seeking expressions of interest from Non-Profit Housing Societies	October, 1990

Affordable Housing
Committee . . .

Oct. 2, 1990
Our File: Affordable
Housing Committee

3.0 A PROPOSED SELECTION PROCESS cont'd

STAGE ONE EXPRESSIONS OF INTEREST cont'd

<u>Action</u>	<u>Schedule</u>
1.3 Prepare Terms of Reference and Selection Criteria for Detailed Proposal Stage	October, 1990
1.4 Receipt of Expressions of Interest	October, 1990
1.5 Review by staff and report to Council through the Affordable Housing Committee establishing a short list of groups which will be asked to submit detailed written proposals	October, 1990
1.6 Staff to prepare evaluation criteria which will include such aspects as: - completeness of submission - experience of group (particularly in the field of social housing) - review background of organization, resume of board members, architect, consultants and contractors - general reputation, design of project and capacity of group to carry out a project	October, 1990

2.0 STAGE 2 PROPOSAL STAGE

2.1 Letters to short-listed candidates with specific Terms of Reference for written proposals	November, 1990
2.2 Submission of proposals by candidates	November, 1990

Affordable Housing
Committee . . .

Oct. 2, 1990
Our File: Affordable
Housing Committee

3.0 A PROPOSED SELECTION PROCESS cont'd

2.0	<u>STAGE 2</u>	<u>PROPOSAL STAGE</u>	<u>Schedule</u>
	<u>Action</u>		
2.3	Staff and Affordable Housing Committee review of proposals		November, 1990
2.4	Interview short-listed candidates		November, 1990
2.5	Staff/Affordable Housing Committee select preferred group		December, 1990
2.6	Recommendation to Council (through Affordable Housing Committee)		December, 1990

3.0 POST-SELECTION STAGE

	<u>Action</u>	
3.1	Contact/Letter to successful candidate	December, 1990
3.2	Letter to unsuccessful candidates	December, 1990

Planning Department staff will be meeting with Ernest Roth, Manager of Development Services, BCHMC, on Wednesday, October 11, 1990, to discuss this selection process. The results of this discussion will be relayed to the Committee at the Affordable Housing Committee meeting of October 11, 1990.

4.0 RECOMMENDATION

This process could take up to three months, and in order to give the successful group sufficient time to prepare its detailed submission to B.C. Housing Management Commission by the expected March 1991 deadline, Council should select the group by February 1, 1991. Therefore, the Planning Department recommends:


Affordable Housing
Committee . . .

Oct. 2, 1990
Our File: Affordable
Housing Committee

4.0 RECOMMENDATION cont'd

"That Council approve the proposed process to seek expressions of interest and proposals for the development of the designated social housing sites, north of the Town Centre fire hall on Pinetree Way."

RI/cr
encl.



D.M. Buchanan
Planning Director

DRAFT ADVERTISEMENT
SOCIAL HOUSING SITE
DISTRICT OF COQUITLAM

EXPRESSIONS OF INTEREST FOR
DEVELOPMENT OF SOCIAL HOUSING SITE
COQUITLAM, B.C.

The District of Coquitlam is seeking expressions of interest for development of social housing on a municipally-owned site of approximately 2.7 acres on Pinetree Way in Coquitlam.

The Affordable Housing Committee of Council has developed a two-stage selection process to identify a group to develop this site. The first phase is to seek expressions of interest from interested non-profit housing societies. If you are interested, please submit the following information:

- names of all members of the executive of the society or non-profit groups and the background on each;
- track record of the organization generally and in the field of non-profit housing specifically;
- names of proposed architect, social housing consultant, engineering consultant and contractor, and for each a brief resume of background experience;
- a description of the likely development.

The second stage will be the submission of formal proposals from a short list of organizations.

Expressions of interest must be submitted by 4:00 p.m., January 2, 1991 to:

Mr. Rob Innes
District of Coquitlam
1111 Brunette Avenue
Coquitlam, B.C.
V3K 1E9

V301-1

October 2, 1990

05 02 89/10

District of Coquitlam
1111 Brunette Avenue
Coquitlam, B. C. V3K 1E9

Attention: Mr. Ken Wright, P. Eng. - Deputy Municipal Engineer

Dear Sir:

RE: Scott Creek Bridge - Como Lake Avenue - Construction

Further to our letter dated August 27, 1990 and the construction meeting of September 24, 1990, this letter is to confirm that load testing of the deck slab of the above project was performed between the dates of September 26, 1990 and September 28, 1990.

The slab was load tested along mid-span with 89 chamfered lock-blocks (for a total load of 1,710 KN) in accordance with the requirements of our load test drawing (drawing no. V301/3-2).

The deflection of the slab after 24 hours of loading was about half of that anticipated from our calculations. This is not unexpected, however, as the as-built thickness of the slab varies from its theoretical thickness and the sidewalk, median and safety curb concrete were acting composite with the slab.

Recovery of the deflection of the slab 24 hours after the load was removed was complete. This result confirms that the slab will safely carry its design traffic loading.

With the structural adequacy of the slab positively determined it will be possible to address the other problems created by the slab being out of tolerance - such as drainage, and driving quality of the surface and appearance.

A.A. WILLIAMS & ASSOCIATES LTD.
Consulting Engineers

204 - 2780 Granville St., Vancouver, B.C.
Canada V6H 3J3 (604) 736-3494



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AFFORDABLE HOUSING COMMITTEE

MINUTES

A meeting of the Affordable Housing Committee was held on Thursday, October 11, 1990 at 12 noon in the Council Committee Room, with the following persons present:

COMMITTEE MEMBERS:

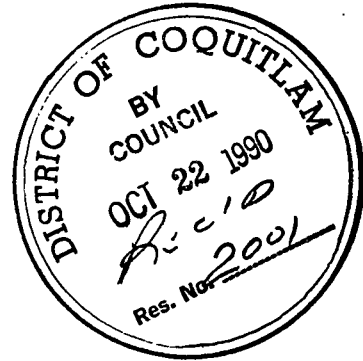
- Mayor Sekora, Chairperson
- Ald. Eunice Parker, Deputy Chairperson
- Ald. Jon Kingsbury
- Ald. David White

Also:

- Ald. Walter Ohirko

STAFF:

- Don Buchanan, Planning Director
- Tomina de Jong, Planner
- Rob Innes, Planner
- Ken McLaren, Development Control Technician
- Dave Dunnigan, Municipal Solicitor
- Mike Vanderlinden, Subdivision & Development Technologist



GUESTS:

- (for Item #1, "Affordable Rental Housing Roundtable Workshop")
- Mayor D. Driscoll, Port Moody
- Les Harrington, Administrator, Port Moody
- Ald. R. Smith, Port Moody
- Ald. J. Brovoid, Port Moody
- Ald. M. Farnsworth, Port Coquitlam
- Gwyn Symmons, Consultant, City Spaces Consulting
- Ron Boyce, Planning Director, Maple Ridge
- John Bastaja, Planner, Maple Ridge

RENTAL HOUSING ROUNDTABLE WORKSHOP

Mayor Sekora welcomed guests to the roundtable workshop session of the meeting and introduction of guests was then offered. Rob Innes reviewed the purpose of the workshop, followed by Gwyn Symmons, one of the co-authors of the GVRD Study, presenting highlights of the report. Mr. Symmons briefly reviewed the regional rental profile and the current rental housing situation.

AFFORDABLE HOUSING COMMITTEE
MINUTES OF OCTOBER 11, 1990

RENTAL HOUSING ROUNDTABLE WORKSHOP cont'd

The most serious regional rental housing issue is cost and affordability, with seniors, single parent households and disabled persons being particularly hard hit. Research indicates that to meet projected rental housing demand, 6,700 rental units per year would have to be constructed regionally over the next five years. Six municipal roles to address the situation have been identified. These include regulatory, direct intervention, planning policy/ research, education, facilitation, and advocacy. Mr. Symmons noted that the prime municipal role should be to encourage the supply of rental housing.

The roundtable discussion focussed on queries of the validity of the success of the B.C. Rental Housing Program, particularly of mandatory inclusion of rental units in large developments given the lack of sufficient use allocations from Federal and Provincial social housing programs.

Mr. Symmons recommended looking at recent affordable housing initiatives in Ontario. Material from Ontario will be forwarded to Council as it becomes available. Mr. Symmons believes that given the likelihood of another cycle of rapid development in the next one to two years, rental housing strategies should be put in place now.

In response to a query from Ald. Ohirko on the rental supply program, Mr. Symmons indicated that as of August 1990, 5,000 rental units of the 8,000 units allocated have been approved. Many are still in the approval process, however, and approximately 1,000 have started construction.

Ald. White queried as to how municipalities in a regulatory role can deal with moving people who do not need assistance out of subsidized units. Mr. Symmons responded by noting that in 1986, the Federal Government shifted much of its social housing function to the Provinces, and under new programs assistance is closely targeted to those in core need. Mr. Symmons noted that Co-ops are built on the principle of social and income mix. Mayor Driscoll added that all Greater Vancouver Housing Corporation housing is also based on a mixed income principle.

AFFORDABLE HOUSING COMMITTEE
MINUTES OF OCTOBER 11, 1990

RENTAL HOUSING ROUNDTABLE WORKSHOP cont'd

Ald. White stressed that a principle of a housing strategy should be the inclusion of a certain amount of rental housing in any area.

Mr. Symmons stressed that we need to look at other municipalities' supply of land being held for social or rental housing, and that we must consider the regional supply in determining our own action and supply on rental housing.


Mayor Driscoll suggested that in considering municipal actions on rental housing, the essential policy question that must be asked is: "What are the preference lines for the community to live in rental or self-owned units?"

Ald. Parker stressed that the key issues are availability of land, need to legalize secondary suites and the need to lobby for changes to the B.C. Building Code to accommodate these, and municipal advocacy role and a housing policy included in our Official Community Plan, and overcoming the "NIMBY" syndrome related to rental housing.

Les Harrington indicated that Port Moody has rezoned land for multiple-family housing.

Don Buchanan then outlined possible next steps that municipalities can follow and that we would be considering the report's research and recommendations and the day's discussions as Coquitlam prepares its affordable housing policy as authorized by Council.

Mayor Sekora concluded the roundtable discussion by saying that affordable rental housing was badly needed, that municipalities need to work together on the issue, and also the need for more Federal and Provincial assistance.



R. Innes, Secretary

DISTRICT OF COQUITLAM

Inter-Office Communication

TO: Affordable Housing Committee DEPARTMENT: DATE: Oct. 2, 1990
FROM: D.M. Buchanan DEPARTMENT: Planning YOUR FILE:
SUBJECT: Roundtable Workshop on Regional OUR FILE: Housing
and Housing Strategy Programs

The first two hours of the Oct. 11, 1990 Affordable Housing Committee meeting will take the form of a Roundtable Workshop on Affordable Rental Housing Strategies. Mr. Gwyn Symmons, Co-author of the GVRD Report, "Recommendations for an Affordable Rental Housing Strategy", will be present to facilitate discussion on the subject. An agenda for this session and selected sections of the report are attached for your information.

All Council members are encouraged to attend the session. Coquitlam's senior staff are being invited to participate as well. In addition, invitations have been extended to the Councils and senior staff of Port Moody and Port Coquitlam. This session will hopefully provide an opportunity for valuable discussion on practical municipal responses to current rental housing issues.

The above is reported for Council's information.

RI/cr
encl.



D.M. Buchanan
Planning Director

AFFORDABLE RENTAL HOUSING ROUNDTABLE WORKSHOP

Thursday, October 11, 1990
12:00 Noon - 2:00 p.m.
Council Chambers
Coquitlam Municipal Hall
1111 Brunette Avenue
Coquitlam, B.C.

AGENDA

- 1.0 Opening Remarks and Introductions
- Mayor Sekora, Chair, Affordable Housing Committee
- 2.0 Purpose of Roundtable Workshop
- Rob Innes, Planning Department
- 3.0 Presentation: Regional Rental Housing Overview and
Recommendations for Municipalities
- Gwyn Symmons, City Spaces Consulting
- 4.0 Roundtable Discussion on Municipal Recommendations/Options
- Facilitator: Gwyn Symmons
- 5.0 Summary: Where to from here?
- Don Buchanan, Planning Director, Coquitlam
- 6.0 Concluding Remarks and Adjournment
- Mayor Sekora, Chair

EXECUTIVE SUMMARY

This study was commissioned by the Greater Vancouver Regional District (GVRD) with funding from the B.C. Ministry of Municipal Affairs, Recreation and Culture to explore ways to expand the supply of affordable rental housing in the Greater Vancouver Area.

Highlights of the study's findings and recommendations are presented below.

CURRENT AND FUTURE RENTAL HOUSING SITUATION

There is an Overall Shortage of Rental Housing

The rental housing market in the Greater Vancouver Area is tight. As a result, increases in average rents have accelerated. These higher rents represent the market's response to a relative shortage resulting from a resurgence in demand, generated by renewed economic growth, and a supply system that can produce additional rental housing only in relatively small increments.

However, the overall supply of available rental accommodation is not as constrained as conventional wisdom suggests due to the ongoing turnover of renters and a rising number of investor-owned condominiums and housing and secondary suites coming onto the market.

Even Though Much More Rental Housing is Being Produced Than is Commonly Thought

A focus on conventional sources of additions to the rental stock (i.e., newly-built rental projects) significantly understates the amount of rental housing being created in the Greater Vancouver Area. More than twice the number of additions to the rental stock are coming from non-conventional sources (the purchase of housing and condominiums for rental purposes by investors and through the creation of additional secondary suites than through the construction of new rental projects).

Annual additions to the rental stock are exceeding losses through demolitions and conversions of rental structures to owner occupancy by a considerable margin - by an estimated 5,000 units per year during the current mid 1986 to mid 1991 period.

Rental Housing Requirements Are Projected to be Even Higher in the 1991-2001 Decade

The amount of rental housing in the Greater Vancouver Area required to accommodate household growth and allow the vacancy rate to rise to a more balanced level under the consultants' "best estimate" scenario is projected to be higher during the 1991-2001 decade than the volume of current additions to the rental stock.

Requirements are projected at an average of 6,700 units per year in 1991-1996 declining to 5,800 units per year in 1996-2001.

Secondary Suites Are an Important Source of Affordable Housing

Secondary suites not only provide affordable housing to a growing number of renters, they also help first-time buyers to gain entry into the ownership market by providing income to help with the mortgage payment.

There is an Inadequate Supply of Multi-Family Land

While a considerable amount of multi-family land has become available for new apartment projects in the Greater Vancouver Area, it has not come on to the market in sufficient quantities fast enough to prevent a rapid rise in land prices. Furthermore, the strength of the condominium market has bid up the price of land for rental housing which adversely affects the viability of new rental projects.

Reasons for the insufficient supply of multi-family land include: the inherent lags in the land processing system in response to development applications; the strains on municipal staff and resources resulting from the unanticipated upsurge in both single-family and multi-family housing demand; the cost of more centrally located designated land often being too high to be viable for new multi-family development; in particular rental housing; and, in increasing instances, resistance by existing residents to proposals for apartment developments in their neighbourhood.

There is a Serious and Growing Affordability Problem

A very serious affordability problem exists among renters in the Greater Vancouver Area. Some 45 percent of all renters paid 30 percent or more of their incomes for shelter in 1986 (about 101,000 households in total) and the proportion has undoubtedly increased in the period since 1986, as it did during the first half of the 1980s.

While not all of these renters have an "affordability" problem which concerns housing policy-makers, since some renters voluntarily "over consume" housing, the extent of the problem cannot be underestimated. Estimates suggest that approximately 78,000 renter households in the Greater Vancouver Area in 1986 would have had to pay 30 percent or more of their income to secure adequate accommodation - about one-third of all renters.

The groups with the most serious affordability problems include low-income lone-parent families, low-income single people, especially those with psychiatric or physical disabilities, and fixed-income persons over the age of 65 living alone.

The currently tight market conditions in the Greater Vancouver Area are not the cause of the serious renter affordability problem that exists today but they certainly aggravate it.

Rental Stock Losses Are Not Large in Relative Terms

The current loss of existing rental stock through demolitions or conversion to owner-occupancy is not large in relative terms (about 1.2 percent of the total rental stock annually) and has been more than offset by the creation of additional rental units from within the existing housing stock. However, these losses impose stress and disruption on many lower-income households who have lived in the projects for many years and is serious at a time when there is least choice in the marketplace for displaced renters.

CONSULTANTS' PERSPECTIVE

There is a Need for a Co-Operative Partnership

No single level of government, particularly municipalities, will be able to "solve" the rental housing problems. Meaningful approaches must involve all levels of government, the community and the development industry. Co-operation among municipalities within the Greater Vancouver Area is essential. The consequences of not proceeding with a co-ordinated strategy will likely result in an imbalanced commitment to the problem with some municipalities taking many initiatives while others do little.

Affordability Assistance is Primarily the Responsibility of the Senior Governments

The primary responsibility for attacking the affordability problem of lower-income households, whether in the form of income supplements or the production of newly built affordable rental housing, rests with the Province and the Federal Government. Only these governments have the resources for approaching the problem comprehensively and equitably.

The GVRD Has a Valuable and Enhanced Role to Play on Housing Issues

Increasingly, housing issues are transcending municipal boundaries. Without co-ordination it is unlikely that the individual decisions of the area's municipalities will add up to be in the best interests of the "regional community". Thus the Regional District has an enhanced role to play in the areas of information generation, policy research, and target setting as well as a strengthened advocacy function.

Local Municipalities Need to Be More Pro-Active In Their Role as Regulators of Land Use/Supply

We also hold the view that municipalities must be more creative in their role of regulators of the land use/land supply in encouraging new affordable rental housing. The biggest contribution they can make, however, is to significantly increase the amount and density of multi-family land coming onto the market.

Regulate But Do Not Stop Demolitions and Conversions

Both demolitions and conversions of existing rental projects to owner-occupancy can cause hardship, disruption and financial costs to existing tenants. We support the regulation of these housing stock changes but not a freeze. However, tenants must be compensated by the owners of these properties for the financial and social costs that a demolition or conversion causes them.

MAJOR RECOMMENDATIONS

A total of 35 recommendations have been formulated for the consideration of the Greater Vancouver Regional District, its constituent municipalities, the Provincial and Federal Government and the private sector.

The four policy recommendations which in the consultants' view have the highest priority are:

- The GVRD should become a more active participant in housing issues through the strengthening of its advocacy role, undertaking policy research, maintaining an information system on land availability and rental housing development and target setting.
- Municipalities within the GVRD should agree to legalize secondary suites without occupancy restrictions in all single-family detached dwellings. This policy initiative will require further study, including careful practical standard setting. Legalizing secondary suites will require a variety of amendments to municipal zoning by-laws, other regulations, and may require amendments to the Building Code. The municipal initiatives should be accompanied by a program of grants or loans on favourable terms to homeowners offered by the Provincial Government to allow upgrading of existing suites to comply with municipal regulations and the creation of new suites.
- Municipalities should be encouraged to pre-zone land to ensure a supply consistent with targets agreed to between municipalities within the GVRD. Co-operation should be sought with the Province to assist in funding special studies and trunk services where this is appropriate.

- Municipalities should lobby both the Provincial and Federal Governments to increase income support for low income households. This support could be through an enriched GAIN program or through an enhanced shelter allowance program.

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The Regional Housing Corporation's existing organization should be capitalized on to the extent possible.

6.9 RECOMMENDATIONS FOR GREATER VANCOUVER MUNICIPALITIES

Greater Vancouver Area municipalities have several different, yet complementary, roles to play in easing the current rental housing shortage and in ensuring there will be an adequate supply of affordable rental housing in the future. These roles, described earlier in the chapter (see section 6.4), include: direct intervention, regulation, planning and policy research, education, facilitation and advocacy.

The regulatory role is a statutory function and one which is used by all municipalities to a greater or lesser extent in encouraging or discouraging multi-family housing. The planning and policy research role is also familiar, although only three municipalities at the present time have staff specifically assigned to work exclusively on housing policies and issues. Traditionally, municipalities have been reluctant to directly intervene in the production of rental housing or to provide funding for housing programs. This current period of low vacancy rates has prompted municipalities to reconsider this position and some, including the City of Vancouver, the City of North Vancouver and Burnaby, have become very active.

The following recommendations reflect the paramount importance of the planning and regulatory roles that will continue to be played by all Greater Vancouver Area municipalities and also address where municipalities might most effectively direct their scarce resources in taking on more pro-active roles:

Recommendation 10: All Greater Vancouver Area municipalities should be required to develop housing policies for inclusion in their Official Community Plans. Additionally, municipalities should designate at least a 10 year supply of serviced (or serviceable) multi-family residential land within their plans and, subsequently, undertake an annual review of the supply/demand situation and pre-zone sufficient land to provide a ready supply for their requirements.

Recommendation 11: Average annual targets should be set by all Greater Vancouver Area municipalities for the creation (either through new production or the creation of units within the existing housing stock) of affordable rental housing.

Recommendation 12: Municipal policies and regulations should be amended to permit secondary suites in all single-family dwellings without restrictions on who may occupy the suite, since these can be an important source of affordable housing. These amendments will be controversial in some municipalities, and may need to be phased over a period of several years.

Recommendation 13: The establishment of a non-market housing "legacy fund" should be given consideration by all Greater Vancouver Area municipalities. These funds would be tailored to their individual circumstances with funding to be provided

by new market residential and commercial developments during periods of low rental vacancy rates through one or all of the following means:

- A per unit levy on rental units lost through redevelopment or conversion;
- A temporary "surcharge" applied to current development cost charges; and/or
- A temporary levy applied to large retail/office developments on a floorspace basis.

Recommendation 14: All Greater Vancouver Area municipalities should give serious and early consideration to a land banking program to be made available for non-market rental housing projects. The principal source of funding for this program could be through the "legacy fund".

Recommendation 15: Municipal regulations should be reviewed at the earliest possible opportunity to ensure that existing by-laws and other regulations are not impediments to the creation of affordable rental housing. Concurrently, municipalities should examine ways in which these regulations can be amended to encourage affordable rental housing.

Recommendation 16: Projects which will deliver long-term affordable rental units, including specialized seniors housing, should be given priority in the development approval process.

Recommendation 17: For municipalities where demolition or conversion of affordable housing has become an issue and as long as the vacancy rate remains below two percent, the properties' owners should be required to give at least six months notice of termination and be required to secure equivalent accommodation or provide commensurate financial compensation to offset higher rents as well as other (including social) costs for tenants who are to be displaced.

Recommendation 18: Where within the financial resources of a municipality, staff should be assigned to work on housing issues. This might be confined to a policy and research role but might also include an information/communications role and assistance to special interest groups.

Recommendation 19: In co-operation with other municipalities through the aegis of the Regional District, or on an individual basis if necessary, develop and communicate positions on major housing issues and responses to new or changed housing programs of the senior governments.

Commentary

The most effective measures municipalities can undertake in impacting on affordability are in the regulatory field. These measures lie within, for the most part, the jurisdiction of the municipalities. Direct intervention - that is those involving capital spending on ongoing operating subsidies - should be the primary domain of

the senior governments. The magnitude of funds to respond to the level of affordability problems in the community are beyond local government. The exception is assistance through land provision for social housing.

The consultants have chosen to stress the need to legalize and encourage secondary suites, for the following reasons:

- Secondary suites provide an important source of relatively affordable accommodation. A recent study shows average rents in the District of North Vancouver were more than \$100 per month below CMHC average rents (see Section 2.3.9).
- At a time of a severe affordability problem, it is a contradiction to hold such a common housing form as illegal and, as has been the case in some municipalities, to close them down.
- "New" secondary suites either in older or newly built single-family homes can be relatively inexpensive to create (relative to new apartment blocks, that is).
- The location of these suites in single-family neighbourhoods reflects, in part, the demand for such accommodation by low-income service workers with employment in those areas.
- Some 45 percent of renter households in 1986 were one-person households, a major group who, with the exception of the elderly, are least likely to receive the benefits of other housing programs.
- The illegality of secondary suites provides an environment of insecurity for tenants.
- It is unlikely that senior government will be responsive to municipal governments' "requests" for social housing or other initiatives requiring significant funds, if the municipalities are unwilling to take initiatives themselves which will significantly ameliorate the situation.

Municipalities can play a valuable role as a supplier of land for social housing - a number have been active in this role for many years. Obtaining suitable land is one of the most difficult initiatives for a non-profit corporation or co-operative to undertake, and they are consequently often dependent upon "turn keys", which may not be in the most appropriate location.

To assist in this role, the legacy funds concept has been identified for further review.

GREATER VANCOUVER MUNICIPALITIES: MUNICIPAL INITIATIVES

MUNICIPALITY	1986 # of Rental Dwellings	1986 % of Rental Dwellings	Rent Review Position	Conversion Policy	Secondary Suites	Demolition Control	Other Initiatives and Relevant Information
VANCOUVER	107,225	57.7	Yes 13.02.90	Yes	Family Suites all areas/ Revenue suites in some areas	Partial + \$1000/per multiple unit in RS-1 must have bldg. permit	<p>10% participation in VLC - joint venture to construct affordable rental Housing & Properties Department recently created Owns and manages housing stock for the disadvantaged Rezoning for "New Communities on Industrial Lands" \$5 million revolving fund for seniors' housing demonstrations Requesting Province to roll back unconscionable rent increases "Housing First: policy for underused public lands" "Housing above Shops" zoning amendment Co-operating with FG/PG re housing on crown lands Requesting changes to Residential Tenancy Act Requesting changes in Human Rights Act Established social housing and moderate rental target of 10,000 over 10 years 20% non-market housing requirement for major rezoning Land purchase and lease-back for non-market housing Priority processing for non-market & moderate rental housing Requesting Charter authority to zone for rental housing Requesting Charter authority for development levies Established relocation, housing information, and emergency assistance services for tenants Assist tenants to buy building through index linked mortgage</p>
SURREY	19,925	32.1	Yes 05.03.90	Yes	Under Review	No	<p>Study of secondary suites Fast tracking of rental projects - rezoning & permit Annual review of land supply</p>

EXHIBIT A1

MUNICIPALITY	1986 # of Rental Dwellings	1986 % of Rental Dwellings	Rent Review Position	Conversion Policy	Secondary Suites	Demolition Control	Other Initiatives and Relevant Information
BURNABY	26,210	48.4	Yes 28.08.89		Occupancy Restrictions		Require 20% non-market housing in major projects Land banking - release for non-market housing Active Housing Committee of Council Official Plan contains "Special Needs" housing policies Special housing goals and policies for Metrotown 13 areas designated for apartments - land supply monitored 3 municipal sites released for non-market housing in last 18 months
RICHMOND	12,675	33.3	No	Yes	No	No	Affordable Housing Property Acquisition Fund Land bank/lease program for non-market housing
DELTA	4,510	18.1	Yes 19.03.90		No	No	Initiated study on sites for non-market housing
COQUITLAM	6,005	33.1	No	Yes	No	No	Established Affordable Housing Committee of Council Initiated study on sites for non-market housing Large Crown (Province) land bank - Burke Mountain
D. M. NORTH VAN.	4,785	20.4	Yes 22.01.90	Yes	Under review	Moratorium Multi-Family	Completed detailed study of secondary suite issue Large, undeveloped Federal & Provincial holdings
NEW WESTMINSTER	12,565	64.7	Yes 12.02.90	Yes	No	No	Large Provincial Crown land holdings - opportunity for redevelopment

EXHIBIT 41 (CONTINUED)

MUNICIPALITY	1986 # of Rental Dwellings	1986 % of Rental Dwellings	Rent Review Position	Conversion Policy	Secondary Suites	Demolition Control	Other Initiatives and Relevant Information
WEST VANCOUVER	3,645	26.0	No	Pending	Occupancy Restrictions	No	Housing Task Force established
CITY NORTH VANC.	10,925	64.0	Yes 01.01.90	Yes	Occupancy Restrictions	Moratorium Partial	Land bank/land lease program for non-market housing Allow bonus densities for rental and non-profit Promoting conversion of non-residential uses for housing Special study being undertaken on secondary suites Moratorium on enforcement of "illegal" suites Considering rental zoning and other initiatives Held special housing issues public meeting
PORT COQUITLAM	2,155	23.0	Yes 02.05.90	Yes	No	No	OCP identifies 16 areas for apartments
PORT MOODY	1,570	34.5	N/K	No	No	N/K	
WHITE ROCK	2,730	38.9	No	Yes	No	No	Seniors' housing encouraged - no OCP amendment required

EXHIBIT A1 (CONTINUED)

EXHIBIT C-2

POTENTIAL MUNICIPAL ACTIONS

	SUPPLY			AFFORDABILITY				Comments	
	Add Non-Market Rental Housing	Add Market Affordable Rental Housing	Add Market Rental Housing	Prevent Loss of Affordable Rental Housing	Retain Affordable Rental Housing	Assist Low Income Households	Assist Special Needs Households		
<i>DIRECT INTERVENTION ROLE</i>									
DI-1	Establish municipal non-profit housing corporation to build housing, relying on senior government programs	YES	NO	NO	POSSIBLY	POSSIBLY	YES	YES	Duplication. GVRD Housing Corporation already exists - also several community based non-profits.
DI-2	Lease or sell surplus municipal land to non-market groups at market price or less than market price	YES	YES	NO	N/A	N/A	YES	POSSIBLY	Valuable role. Assists sponsor groups. Contributes directly to viable non-market projects.
DI-3	Lease or sell surplus municipal land to market developers at less than market prices	POSSIBLY	YES	YES	N/A	N/A	POSSIBLY	POSSIBLY	Valuable role, particularly when combined with rent supplement and other innovative approaches (e.g. VLC)
DI-4	Lease or sell surplus municipal houses or buildings to non-market groups at less than market price	YES	NO	NO	POSSIBLY	POSSIBLY	YES	POSSIBLY	Valuable role. Assists sponsor groups.
DI-5	Create 'land bank' program & acquire land for future release as non-market housing	YES	YES	NO	N/A	N/A	YES	POSSIBLY	Used successfully by several Canadian municipalities. Demonstrates ongoing commitment. Relatively simple program to administer.
DI-6	Buy or build housing without Fed/Prov. subsidies - rent to non-market households	YES	YES	NO	NO	N/A	YES	POSSIBLY	Very expensive. Impractical for most municipalities. High debt service costs.

	SUPPLY			AFFORDABILITY				Comments	
	Add Non-Market Rental Housing	Add Market Affordable Rental Housing	Add Market Rental Housing	Prevent Loss of Affordable Rental Housing	Retain Affordable Rental Housing	Assist Low Income Households	Assist Special Needs Households		
DI-7	Establish fund for reduced interest borrowing / grants for rehabilitation of rental housing	NO	NO	NO	YES	YES	POSSIBLY	POSSIBLY	Valuable role but could be very expensive for most municipalities. Would require additional borrowing.
DI-8	Hold referendum to get borrowing authority for building/rehabilitation of low rent housing	YES	YES	NO	YES	YES	YES	POSSIBLY	If approved, requires real commitment. Potentially expensive. Used in Seattle.
DI-9	Impose financial levy on each rental demolished - establish 'endowment' fund to create more non-market housing	YES	YES	NO	POSSIBLY	POSSIBLY	YES	YES	Good idea. Funds can also be used for land acquisition.
DI-10	Impose financial levy on major new commercial developments - establish 'endowment' fund to create more non-market housing	YES	YES	NO	NO	NO	YES	YES	Used in Ontario. Expect resistance from commercial developers.
DI-11	Establish a fund to assist low income tenants to relocate when displaced through re-development	NO	NO	NO	NO	NO	YES	YES	Crisis periods may warrant.
DI-12	Purchase a apartment building or hotel to provide temporary shelter for displaced tenants	NO	NO	NO	NO	PROBABLY	YES	YES	Crisis periods may warrant. Lease preferable to purchase.

	SUPPLY			AFFORDABILITY				Comments
	Add Non-Market Rental Housing	Add Market Affordable Rental Housing	Add Market Rental Housing	Prevent Loss of Affordable Rental Housing	Retain Affordable Rental Housing	Assist Low Income Households	Assist Special Needs Households	

REGULATORY ROLE

R-1	Adopt policy to prevent conversion of rental housing to condominium status when vacancy rate is at or below a pre-determined %age.	NO	NO	NO	YES	YES	POSSIBLY	POSSIBLY	Widely-used, reasonably effective policy.
R-2	Adopt policy to prevent demolition of rental housing	NO	NO	NO	YES	YES	PROBABLY	PROBABLY	No guarantee that housing will remain affordable without concurrent rent control.
R-3	Refuse rezoning applications which require demolition of quality, low-rent housing	NO	NO	NO	YES	YES	YES	POSSIBLY	Same as previous.
R-4	Require developer to provide longer notice period to tenants being displaced by redevelopment	NO	NO	NO	NO	NO	YES	YES	Good idea. Provides tenants with add'l 'adjustment' period.
R-5	Require developer to provide relocation assistance to tenants displaced by redevelopment	NO	NO	NO	NO	NO	YES	YES	Good idea. Provides tenants with help during 'adjustment' period. Developers bear some 'social' costs.
R-6	Permit secondary suites in all single family homes (existing and new housing), - no occupancy restrictions	NO	YES	YES	YES	YES	YES	POSSIBLY	Sensitive difficult issue. Large source of existing & future affordable, rental housing.

		SUPPLY			AFFORDABILITY				Comments
		Add Non-Market Rental Housing	Add Market Affordable Rental Housing	Add Market Rental Housing	Prevent Loss of Affordable Rental Housing	Retain Affordable Rental Housing	Assist Low Income Households	Assist Special Needs Households	
R-7	Permit conversion of large single family homes to multi-family use	NO	YES	YES	POSSIBLY	POSSIBLY	POSSIBLY	POSSIBLY	Good source of affordable rental in the past. Now limited new supply. Requires "soft" market.
R-8	Ensure sufficient supply of multi-family housing through pre-designation (or pre-zoning) of land	INDIRECTLY	INDIRECTLY	YES	NO	NO	INDIRECTLY	INDIRECTLY	Critical to ensure future supply. Land costs will escalate if not enough capacity.
R-9	Allow bonus floorspace for new housing developments with a negotiated or %age of non-market housing (20-30%)	YES	YES	YES	NO	NO	YES	POSSIBLY	Useful for both non-market and market housing. Used in many municipalities for diverse public objectives.
R-10	Review zoning by-law to ensure all commercial zones also allow for residential uses	POSSIBLY	YES	YES	NO	NO	POSSIBLY	POSSIBLY	Previously acceptable & popular housing. More suitable to areas well served by transit
R-11	Review zoning by-law to determine if surplus industrial lands can be rezoned for housing	POSSIBLY	YES	YES	NO	NO	POSSIBLY	POSSIBLY	Potential large supply of new housing within region. Some environmental concerns.
R-12	Amend zoning by-law to establish rental zones	YES	YES	YES	NO	NO	YES	YES	May affect land values. Tenure discrimination a "double-edged" sword.
R-13	Amend zoning by-law to down-zone sites/areas with large supply of affordable multi-family buildings	NO	NO	NO	YES	PROBABLY	PROBABLY	POSSIBLY	Expect resistance from land owners. Gives tenants some 'comfort'. Maintenance may be a problem, however.

	SUPPLY			AFFORDABILITY				Comments	
	Add Non-Market Rental Housing	Add Market Affordable Rental Housing	Add Market Rental Housing	Prevent Loss of Affordable Rental Housing	Retain Affordable Rental Housing	Assist Low Income Households	Assist Special Needs Households		
R-14	Commit to 'fast-tracking' rezoning applications for rental housing	YES	YES	YES	NO	NO	POSSIBLY	POSSIBLY	Some staff implications. Good idea, relatively easily implemented.
R-15	Require an established %age (20-30%) of non-market housing as a condition of subdivision or rezoning of large residential or mixed-use developments (or a cash equivalent)	YES	YES	YES	NO	NO	YES	POSSIBLY	Successfully used elsewhere. Becoming accepted practice by development community.
R-16	Reduced development cost charges (or levies) for affordable rental housing	POSSIBLY	POSSIBLY	POSSIBLY	NO	NO	INDIRECTLY	INDIRECTLY	May help project viability.

**PLANNING & POLICY
RESEARCH ROLE**

P-1	Hire/assign planner or analyst to deal with housing issues and develop housing policy	INDIRECTLY	→	→	→	→	→	→	Recognizes housing as a priority. Reflects long term commitment. Facilitates action.
P-2	Include housing objectives and policies in Official Community Plan, including special needs households, non-market, seniors living & care facilities, group homes	INDIRECTLY	→	→	→	→	→	→	Provides legitimacy and framework for undertaking a wide range of actions & expenditures.
P-3	Include housing objectives and policies in neighbourhood and local area plans	INDIRECTLY	→	→	→	→	→	→	Reinforces and implements city-wide policy. Residents more likely to be involved in discussing local housing issues.

		SUPPLY			AFFORDABILITY				Comments
		Add Non-Market Rental Housing	Add Market Affordable Rental Housing	Add Market Rental Housing	Prevent Loss of Affordable Rental Housing	Retain Affordable Rental Housing	Assist Low Income Households	Assist Special Needs Households	
P-4	Establish annual 'targets' for new, multi-family housing	INDIRECTLY	→	→	→	→	→	→	Serves as a 'measurable' commitment to assuring an adequate supply of multi-family housing.
P-5	Establish annual 'targets' for new rental housing	INDIRECTLY	→	→	→	→	→	→	Serves as a 'measurable' commitment to producing or facilitating new rental housing.
P-6	Establishes annual targets for new social housing	INDIRECTLY	→	→	→	→	→	→	Serves as a 'measurable' commitment to producing or facilitating new social housing.

EDUCATION ROLE

E-1	Produce and effectively communicate an annual municipal statement about local housing issues/needs	INDIRECTLY	→	→	→	→	→	→	Relatively easy to undertake. Focuses attention. Useful when dealing with other municipalities or Province.
E-2	Produce and effectively distribute brochures concerning municipal housing policies and programs	INDIRECTLY	→	→	→	→	→	→	Relatively easy to undertake, although requires staff with both housing knowledge & communications skills. Particularly useful for community groups and potential sponsor groups.
E-3	Promote use of senior government funds for rehabilitation of rental housing and/or funds for creation and upgrading of secondary suites	INDIRECTLY	→	→	→	→	→	→	Reinforces benefits of senior gov't programs.

	SUPPLY			AFFORDABILITY				Comments	
	Add Non-Market Rental Housing	Add Market Affordable Rental Housing	Add Market Rental Housing	Prevent Loss of Affordable Rental Housing	Retain Affordable Rental Housing	Assist Low Income Households	Assist Special Needs Households		
E-4	Assign staff to act as an information resource to neighbourhood or special interest groups interested in learning more about planning and housing issues	INDIRECTLY	→	→	→	→	→	→	Ensures information about local and regional housing issues/actions is circulated within the community.

FACILITATION ROLE

F-1	Assign staff to work with 'start-up' non-market groups to assist them in developing new housing	YES	YES	NO	NO	NO	YES	YES	Very helpful for new sponsor groups. Demonstrates municipal commitment.
F-2	Assign staff to work with existing tenants to form non-profit societies to purchase existing apartment buildings	NO	NO	NO	POSSIBLY	YES	YES	YES	Very helpful to volunteer groups. Demonstrates municipal commitment.
F-3	Provide annual grants or special-purpose loans to tenant support and advocacy groups	NO	NO	NO	PROBABLY	PROBABLY	YES	YES	Very helpful to tenant groups. Demonstrates municipal commitment.
F-4	Encourage developers to provide assistance in relocating tenants displaced by redevelopment	NO	NO	NO	NO	NO	YES	YES	Of limited assistance. Voluntary compliance by developer.

	SUPPLY			AFFORDABILITY				Comments
	Add Non-Market Rental Housing	Add Market Affordable Rental Housing	Add Market Rental Housing	Prevent Loss of Affordable Rental Housing	Retain Affordable Rental Housing	Assist Low Income Households	Assist Special Needs Households	

ADVOCACY ROLE

A-1	Prepare annual statements to senior governments regarding local housing issues/needs	INDIRECTLY	→	→	→	→	→	→	Focuses attention on housing issues. Presents concerns to Province.
A-2	Persuade Province to implement rent control	NO	NO	NO	POSSIBLY	YES	YES	YES	Focuses attention on affordability crisis. Raises expectations of a Provincial response. Very controversial.
A-3	Persuade Province to re-instate rent review	NO	NO	NO	POSSIBLY	YES	YES	YES	Focuses attention on affordability crisis. Raises expectations of a Provincial response. Very controversial.
A-4	Persuade Province for changes to the Residential Tenancy Act to ensure greater security of tenure	NO	NO	NO	POSSIBLY	POSSIBLY	YES	YES	Focuses attention on displacement issue. Raises expectations of a Provincial response.
A-5	Persuade Province to provide demand-side subsidies in various forms to households in need- income supplement and/or shelter allowances	NO	NO	NO	NO	NO	YES	YES	Focuses attention on income problems experienced by many tenants. Raises expectations of a Provincial response.
A-6	Persuade Province to increase and promote existing rental Supply Program (BCHMC)	NO	POSSIBLY	YES	NO	NO	NO	NO	Reinforces efficacy of Provincial program. (now on 3rd proposal call within 12 mo.)
A-7	Persuade Province to make changes to Municipal Incentive Grant program (BC Municipal Affairs)	INDIRECTLY	→	→	→	→	→	→	Communicates concerns re: existing program. Suggests changes that would make the program more viable.

	SUPPLY			AFFORDABILITY				Comments	
	Add Non-Market Rental Housing	Add Market Affordable Rental Housing	Add Market Rental Housing	Prevent Loss of Affordable Rental Housing	Retain Affordable Rental Housing	Assist Low Income Households	Assist Special Needs Households		
A-8	Persuade Federal and Provincial Governments to give additional non-market unit allocations	YES	YES	NO	NO	NO	YES	YES	Focuses attention on the need for more non-market units. (Ontario has undertaken a unilateral program).
A-9	Persuade Province to provide block 'reserve allocations' to established non-market sponsor groups	YES	YES	NO	NO	NO	YES	YES	May reduce land costs, may allow better locational planning. Provides 'comfort' to sponsor groups.
A-10	Persuade Province to control speculation in land through institution of a capital gains tax on the sale of residential land, excluding principal residences	NO	NO	NO	NO	NO	NO	NO	Focuses attention on high land land costs. Very controversial.
A-12	Persuade Province to produce, distribute & communicate 'educational' material about housing issues, provincial programs (brochures, displays, videos)	INDIRECTLY	→	→	→	→	→	→	Will assist in improved understanding of housing issues and production - oriented gov't programs