

Housing

Draft Objectives and Policies

Objectives

- To support development of a full range of housing types and tenures so that people of all ages, income levels and abilities have housing choices throughout the community.
- To support the development of new affordable housing along the continuum and to preserve existing affordable housing.
- To support maintenance, repairs and energy upgrades in the city's existing rental housing stock.
- To incorporate visitable or adaptable features in new housing and encourage rehabilitation of existing housing to accommodate people with mobility challenges and enable seniors to age in place.
- To work with partners to eliminate homelessness.

Policies

General

The city role is to provide the direction, information, coordination, educations and advocacy around affordable housing.

1. A Housing Needs Assessment and an Affordable Housing Strategy with clear priorities will guide future City actions.
2. Continue to monitor the stock of affordable, rental and special needs housing.
3. Continue to work with community agencies and senior government partners to plan and coordinate affordable housing activities in the community.
4. Educate the public about the need for a range of housing types and tenures along the housing continuum to accommodate households of differing needs and resources.
5. Advocate within and outside the region for improvements to provincial and federal government funding of non-market affordable housing.

Diversity

A diverse housing stock that includes more multifamily dwelling units provides more affordable options for households of different incomes.

6. Encourage development of a variety of housing forms to ensure that the housing supply meets the needs of PG's diverse population over their lifetimes.

7. Encourage ground oriented medium density development that contributes to the City's target for 80% new multifamily units over 30 years.
8. Consider supporting pilot /demonstration projects that illustrate new affordable housing forms or tenures.

Affordable and special needs housing

The City can foster creation of new affordable and special needs housing using a variety of measures.

9. The prevailing model of affordable housing development is a partnership between various levels of government and community agencies or groups. Continue to partner with community groups and senior levels of government to facilitate the creation of non-market affordable housing.
10. Secondary suites are supported as a primary means of creating affordable housing for both homeowners and renters within all single-family areas.
11. Continue to purchase and bank land for non-market housing.
12. Continue to lease or sell land at below market rates for non-market housing projects that meet the community's needs for affordable housing.
13. Consider offering incentives or relaxations for non-market housing or special needs housing.
14. Consider granting a density bonus for the creation of non-market housing or special needs housing.
15. Consider permitting non-market and special needs housing to be located in all residential areas subject to siting criteria.
16. Seniors housing covers a range of housing options and may offer a limited amount of hospitality services for daily living. Support seniors housing in all residential areas provided that medical facilities, cultural activities, social services, shopping and transit are available nearby.

Accessibility

Foster mobility focusing on the existing and new single family and duplex housing.

17. Consider developing voluntary or mandatory guidelines for visitable housing in single family and semi-detached housing.
18. New standards for the design and construction of adaptable housing (specifically single storey suites in new multi-family buildings) were added to the BC Building Code in late 2009. Consider adopting voluntary or mandatory requirements for new single detached/duplex housing.

19. Consider granting a density bonus for rezonings where visitable or adaptable housing is provided.
20. Promote rehabilitation of existing housing to improve condition and accessibility or visitability.

Rental housing condition and age

The existing rental stock is typically the most affordable housing, but it must be in good condition.

21. Continue to address rental properties where dwellings are sub-standard.
22. Consider implementing a Standards of Maintenance bylaw to enforce basic levels of maintenance for rental accommodation.
23. Encourage energy and healthy building upgrades of the existing housing stock by promoting access to available government funding.

Homelessness

Homelessness deserves a continued special focus alongside efforts to increase the supply of affordable and special needs housing.

24. Continue to support regular homeless counts and other efforts to understand the size and nature of the homeless population.
25. Continue to work with Community Partners Addressing Homelessness and other groups to end homelessness.
26. Continue to support the development of emergency shelters, transitional housing and supportive housing as ways of reducing homelessness.

Notes: