

OCP Topic Meetings

Sep 30 2010 2-430pm

Affordable Housing & Supporting Food & Agriculture

Increasing Affordable, Accessible Housing

Clarifications

Is this binding? Is this becomes a bylaw is it not binding? Can they change their direction midterm?

Reply: Council can set out lofty goals, when it does make decisions it needs to look at these policies to help make their decisions. All bylaws and works enacted by Council must be consistent with OCP Bylaw.

Comment: In addition to what Dan has said – consider the language that goes in. Do not want use wishy, washy text.

Do we have the ratio of home ownership to rental?

Reply: 70-75% homeownership.

ALR Land- Is the soil fertile in that land?

Reply: 1-7 scale (1 good – 7 low) we have good soil in the areas near the pulpmills and river, 5 scale for the most part of PG.

The 3 bullet in objectives- Private owned?

Reply: It relates to private.

Question on Infill? Was this left out or included?

Reply: This will be covered in the growth management

General Comments

The clarity depth and language of the Food and Agriculture Section needs to be mirrored in the Housing section. The Food and Agricultural section is really a food and agricultural Strategy presented in a policy format. Let's have the Housing section detail a housing strategy in policy format.

Think about Incorporating the food into housing policies – food should be thought of for this design (patio gardens, back yard gardens)

Associate community gardens with housing

Clarification between housing and care and not between who is in the housing

Definition between social housing types for better understanding.

See the addition of the mix of market and non market housing. What section should this go under – Diversity or Affordable and Special Needs Section

With percentage min and max.

What would you add, change, or remove?

Objectives

Like overall objective section

3rd bullet (existing ocp– liked this one) include outside agencies to show what innovated means like habitat for Humanity or co-op housing. Vancouver and Edmonton are good examples of this.

3rd bullet (proposed ocp) Change “City” to “Community”

New Affordable housing? What does this mean? what standards? This should take in account the size of the house. Not too large. In line with prevention of sprawl.

Define or reference “continuum”

How are we defining “Continuum” ?

2nd bullet- Include a range of price points

Policies

Overall

Where is supportive housing?

How can we eliminate the discrimination of zoning for this housing type?

Ex. Friendship Lodge – similar to senior housing.

Could be added to the Affordable and Special needs section

Problem with the word affordable. Define this? Accessibility to food and transit may be considered.

#26 can this be tied to #11.

General

#1 Collaborate with outside agencies

#1 General -Who participates in monitoring and strategizing? Strategy needs to be in place and clearly articulated so that the components meet the desired needs.

#1,2 – Want to ensure these actions are occurring and were occurring

#2 need to ensure it is being monitored – is this happening?

#2 to continue to monitor....What does this mean? Clarity?

More language to Supporting and promoting more affordable housing in the downtown core. specifically families.

#3 Is there some plan existing already? Has this been developed?

Reconsider the word Consider. Need a stronger word.

#7 Need definition of “ground oriented”. The group spent a lot of time on this one. How do we measure this? How does this guide new development? Language needs to be clarified. Concerns over specifics.

#8 Lose the word consider and use advocate

#10 -Removal of the word “primary” for secondary suites

#12 add the word “contribute” to sell, lease land.

#13 clarification on relaxation.

#13 city will establish an incentive system for non market housing (ie. Density bonus)

#15 remove consider

#16 More language to utilize this towards the downtown living

Create policy under “accessibility section” similar to policy 16.

#22 Change “consider implementing” to “implement”

Accessibility Section

Create policy for Requirements to be focused for the upgrades to be focused close to transit/bus routes.

To look at making a policy in the accessibility section to address accessibility at the dp, rz, permit stage.
#10 – do not overburden the families when making secondary suites (2nd charge for garbage, water, etc)
#22 – growing collective misunderstanding of the current situation- Who helps out the living conditions?
Can the City have powers to help this? Draft policy to help this. Work with outside agencies for inspections.

Supporting Food & Agriculture

Clarifications

What's a food charter?

Reply: Like a declaration to the importance to the topic and what we can do about it.

General Comments

Some of the points of these topics start to sway out of our jurisdiction.
There isn't much about food storage/production/distribution. These are key to food security.
Otherwise, agriculture will result in food export only.
Food Deserts- Land use planning. Some neighborhoods that only have fast food

What would you add, change, or remove?

Objectives

Overall liked , bullet 6 – question is this beyond the City's capacity

City scope is a primer to objectives and policies on ALL documnets

2nd bullet need stronger language supporting ALR

Addition of the word "To Support" in all objectives

3rd get rid of community and add regional

Regarding the whole document – remove the specific groups (#4, 7,23,28) from document unless use "for example" . Process will be too exclusive

Policies

New - Developing an Agricultural Area Plan and implementation of the plan with regard for strengthen Farming program and right to farm act

Establish an agricultural advisory committee.

Add the Farm to School Program

#1 isn't consistent with the rest of the OCP, bullet one is duplicated in this ie) no ask for housing charter- seems to be stated in Bullet #1 in objectives

#2 include an assessment of needs and a capacity in the City of PG. Can use historical examples

In the community - Section Educate in the wild/ native food sources (Berries, fiddleheads)

2 bullet 2 add the word "community" before "Partners"

The city will eliminate existing policies that create barriers to good and agricultural systems

3 CPG will examine the feasibility

instead of work in partnership toWould work with outside agencies...

#3 reword this. Delete the first part and add examine the feasibility partner.

#3 needs to be stronger and part of the broader waste management plan

- #4 end – to narrow- that fosters sustainable agriculture
- #4 addition of language supporting urban agricultural opportunities in backyards
- #5 possible repetition in other sections. Is this the City's role? Is this more of a objective?
Rework to have better clarity on the purpose
Communicating education and promotion, questioning repetition as well.
- #5 Having kitchen facilities in schools to help this
- #10 Duplicating what another level of gov't is already doing
- #11 Clarification. Unsure is this about minimum viable size? Is it looking at social aspects?
- #12 support and change consider splitting these two items up
- #13 dedications of equal or greater agricultural value within the region
- #17 Delete of define
- #18 "Should be encouraged" – stronger language
- #18 include the wording of edible landscapes and define this.
- #19 Should also be in the housing section
- #23 Not a policy but important work. Should reword this to include everyone and be a general policy instead of limited to public realm
- #24 "Facilitate" instead of "support" and remove the last sentence completely
- #26 Consider – need stronger language.
- #27 It seems to be a bit over the top. It doesn't talk about in facility vendors.
- #27 We are an exporting region. We have to watch how tight we are on buying locally.

Land use planning section

- We don't talk about storage and winter storage of food. (root cellars or central storage facility)
Food processing facilities.
- #2 Include an emergency food plan
Add the allowance of urban chickens / Should be able to have backyard chickens
ADD- Implementing or promoting to allowance for chickens in back yards
Add-More allowance for Bees, chickens, backyard gardens- private backyard food options
- #20 what does develop infrastructure mean? IS this a hall or community kitchen?

Public Realm

- Adding encourage or help the processing of local meat

Community Education

- Education to public from food farmers. Build the connections between food experts (farmers) and the public
- Add-policy that requires CPG to develop education material for urban growth options....row, chickens, fruit tree sales

Additions:

- Will consider promoting sustainable subsidies/grants to private property owners to support food production
- CPG create urban agricultural database that creates a baseline of agr. Data and subsequently is a public database to create partnerships and can help harvest agricultural surplus
- City create urban database – what there is out there now- continually update the data.
- ALR tax incentives to promote soil upgrades. Move from class 5 to class 2. Compost opportunities.
- More wording about City wide composting initiatives. Local parks, community gardens. Subsidies to allow to promote backyard composting

Drop off centers

City Medians can contain fruit trees or spigots or watering etc.