
Housing Report

OCP Implementation

Monitoring Committee

May 7, 2018

What we were tasked to do

Specifically, the OCP Implementation Monitoring Committee will provide commentary and observations regarding:

Community engagement in implementing the OCP Network of Centres and other relevant Council Policy;

- The direction of OCP implementation to ensure consistency with the OCP Vision and Goals;
 - Other key aspects of the OCP such as housing diversity;
 - A review of the OCP monitoring program to ensure meaningful and appropriate indicators for monitoring progress on OCP targets.
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the big ideas

The DNV needs to create more affordability and the most efficient and long term ways to do that are:

- a) opening up zoning so that housing diversity is possible.
 - b) Motivating and requiring developers to build secured purpose-built rental.
 - c) Recognizing that new ways of thinking are required to respond to new problems
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OCP Implementation Monitoring Committee

Members

- Adrian Chaster
 - Amelia Hill
 - Antje Wahl
 - Betsy Agar
 - Betty Forbes
 - Cynthia Luo
 - Guy Trotter
 - Jason Mah
 - Katie Wilson
 - Maureen Bragg
 - Mel Montgomery
 - Vincent Santacroce
 - Vivian Oskiek
 - Jenn Ohlhauser
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OCP Housing



7 Housing

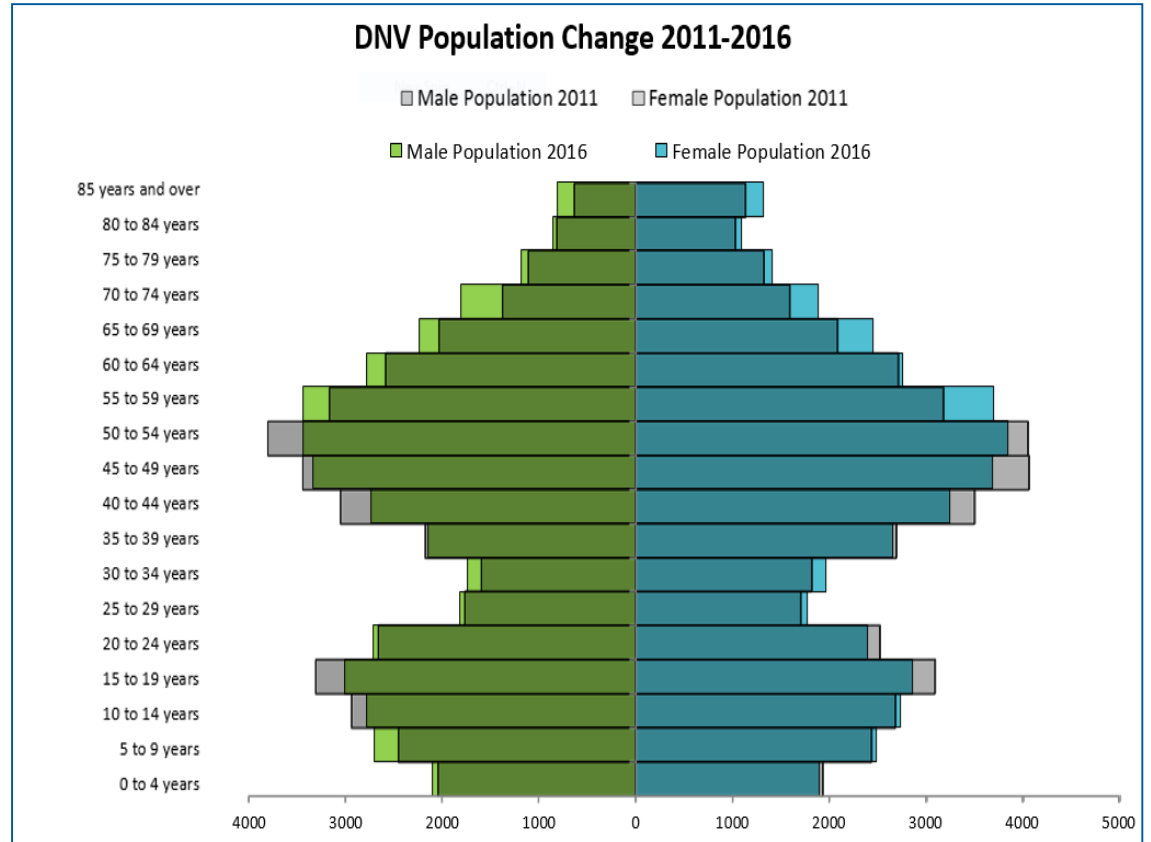
2030 TARGET

a net increase in rental housing units (overall percentage)

The profile of the District resident of today has changed significantly from that of 20 years ago. During this time there has been a noticeable demographic shift from a younger family-oriented community towards more seniors with fewer young adults and children. Our housing mix, composed largely of detached single family homes, has not kept pace with the needs of this changing community profile. Providing more diverse and affordable housing choice is needed for seniors, young singles, couples, and families with children so that a wide mix of ages can thrive together and ensure a healthy, diverse and vibrant community. Emergency, transitional and social housing is also needed to support vulnerable populations. **The District's objective is to increase housing choices across the full continuum of housing needs.**

- 7.1 Housing Diversity
- 7.2 Rental Housing
- 7.3 Housing Affordability
- 7.4 Non-Market Housing and Homelessness

Missing Middle



As we analyzed each of the four sections of the OCP Housing section, we approached it with three questions

- 1) how is the DNV meeting the target?
 - 2) how the DNV not meeting the target?
 - 3) how the target is erroneous?
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7.1 Housing Diversity

1. The town center concept, while sound in principle, is failing to deliver the range of affordable options required to meet the diverse needs of families.
 2. The District should consider different types of residential dwellings.
 3. We believe the residents of DNV need to be educated about all the types of housing that are available to them.
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7.2 Rental Housing

1. We believe that the emphasis shifts to building rental housing for continued town center development.
2. We recommend that the DNV take full action on any new legislation from the provincial government to zone for rental in perpetuity.
3. We recommend a Density Bonus Policy to entice developers to provide affordable and/or rental units in their buildings.

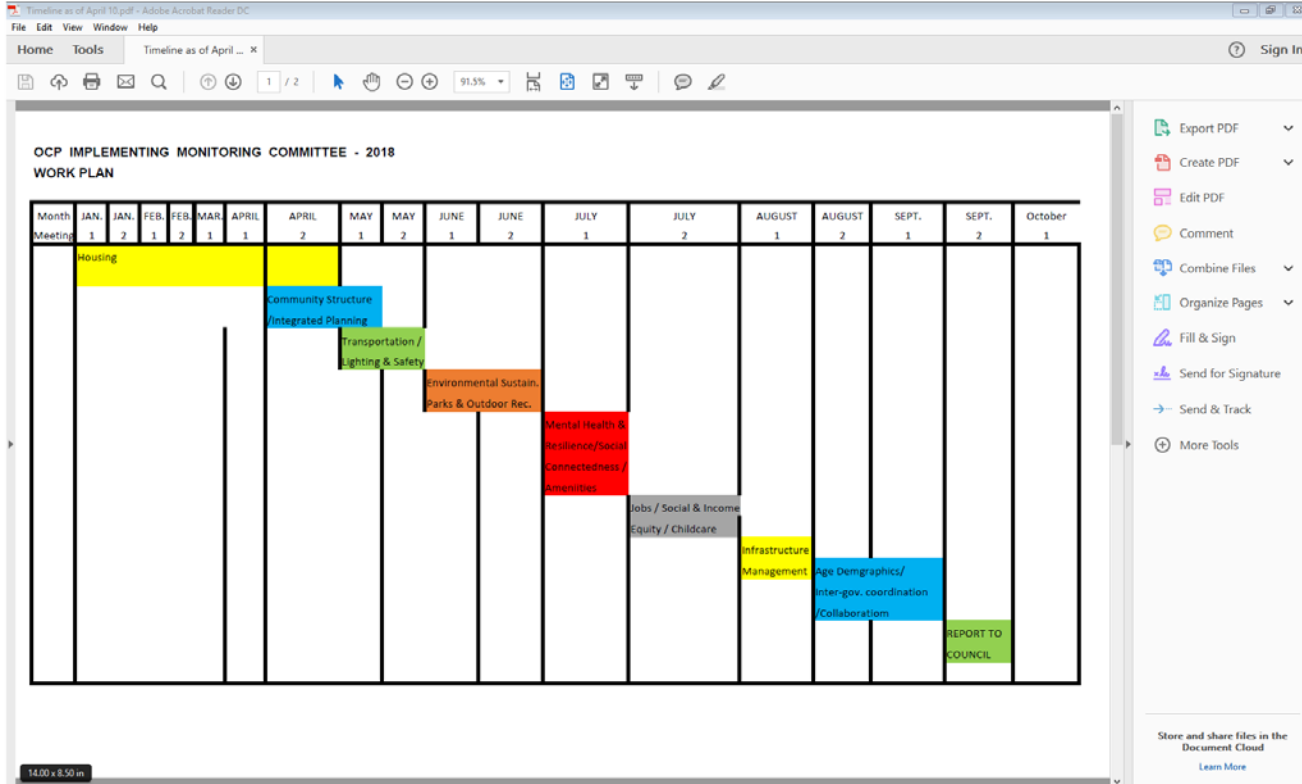
7.3 Affordable Housing

We recommend that Council require development proposals in the Town Centres in affordable price points that address the issues of the missing middle demographic and speculation, using tools such as partnerships for affordable home ownership, retaining rental units in perpetuity through the use of housing agreements, CAC use and density bonusing.

7.4 Homelessness

1. The DNV is actively pursuing all of the Policies above in 7.4 on HOMELESSNESS. We encourage the policies in 7.4 to be put into action.
1. As a committee, we encourage efforts to be made to coordinate and support efforts being made in item 7.4.6. For example, pursue a Rent Bank with DWV and CNV.
1. We encourage the DNV to accelerate and advance projects on District land such as Oxford St, Lynn Creek and Delbrook site that will respond to issues of housing affordability and
——homelessness.

Timeline for projects



Next steps

Communications Sub-committee

Creating a survey for the public to be posted on dnv.org in consultation with Evi Mustel

Next Project

Sub-committee and full committee work on Integrated Planning

Reporting to Council

We plan to report to Council at the end of each project
