

WHAT DOES SUCCESS LOOK LIKE?

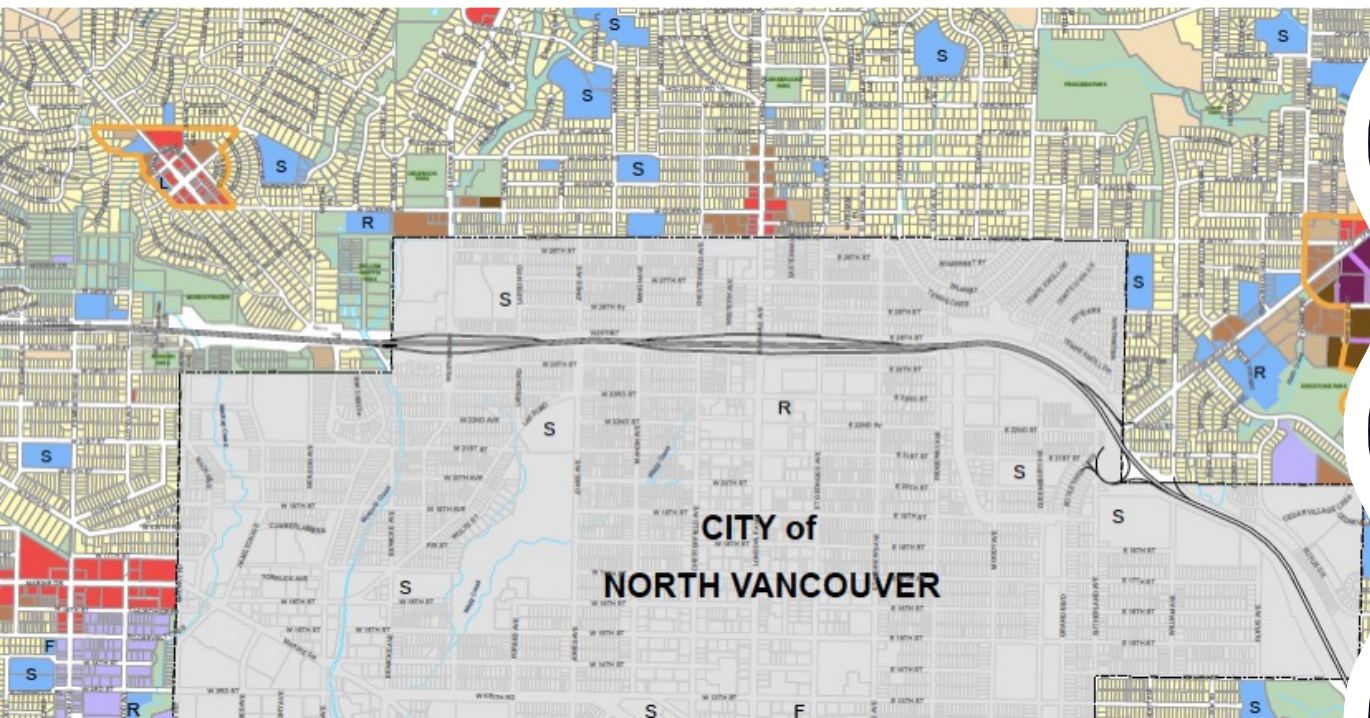
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CONTEXT


- Global economy
- Unlimited demand
- “Not for housing, housing”
- Supply and demand measures
- Demand measures used for years to stimulate housing market
- System preserves the status quo



OUTCOMES GENERAL

- Right supply – more housing diversity
- Housing costs in overheated markets reduced or stabilized
- Existing affordable housing is preserved
- Missing middle use of single-detached areas
- Development approvals reformed and expedited
- Public input only when necessary and representative
- More mixed use (commercial/residential)
- Immigration policy aligned with housing policy
- School planning aligned with growth and vice versa

OUTCOMES SPECIFIC

- Non-market housing in all multi-unit zones
 - Market rental and non-market rental in good transit locations
 - Market rental housing with amenities for living
 - Family friendly multi-unit housing choices
 - Lowest income households receive financial assistance
 - Equitable tax treatment of renters
 - Housing as a home - no or limited short term rental
 - Asset building occurs outside of homeownership
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MODEL?

- Missing middle housing forms
- High renter share
- Non-market or below-market rental housing
- Non-auto modes of transit
- Amenities within walking distance
- Mixed uses







SYSTEM PRESERVES STATUS QUO

W SUBDIVISION

Sechelt grants Havies development permit

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Sechelt council approved the development permit for the Havies subdivision proposed for Laurel Avenue at its Aug. 3 meeting.

The Homei Group's proposal includes 99 units of three, five or six-bedroom single-family homes, although laneway homes could be added through zoning bylaw amendments. Design upgrades, landscaping and streetscaping design fea-

tures – amended following district committee feedback – are about 98 per cent done, the proponents said during the Aug. 3 meeting.

When Coun. Alton Toth questioned whether the developer considered townhomes or other options for housing stock rather than single-family homes, Sechelt development planning manager Ian Holl said the property is designated as low-density residential and that the existing zoning has

been single-family residential since 1987. Toth then asked why, with the recently approved addition of sewer service to the area, more density was not considered. Jurek Janota-Bzowski, of JB Coast Consulting Inc., said the proposal was increased from 67 to 99 units.

Access to the highway, Holl said, was still to be addressed, but Nestman Road will likely be the main access to the subdivision.

Toth was the lone vote in opposi-

tion to granting permit.

After the decision came down, a director of the Davis Bay-Wilson Creek-Selma Park Community Association, Katie Clogg, wrote a letter to council.

Clogg said the Aug. 3 meeting had been council's first opportunity to speak to the project, and the community association has yet to have consultation with the district about it.

See HAVIES page 5

RECOMMEND

Fixer Upper: How to Repair America's Broken Housing System by Jenny Schuetz 2022

Neighbourhood Defenders: Participatory Politics and America's Housing Crisis by Katherine Einstein et al. 2019

