

## Municipal Candidates Affordability Survey

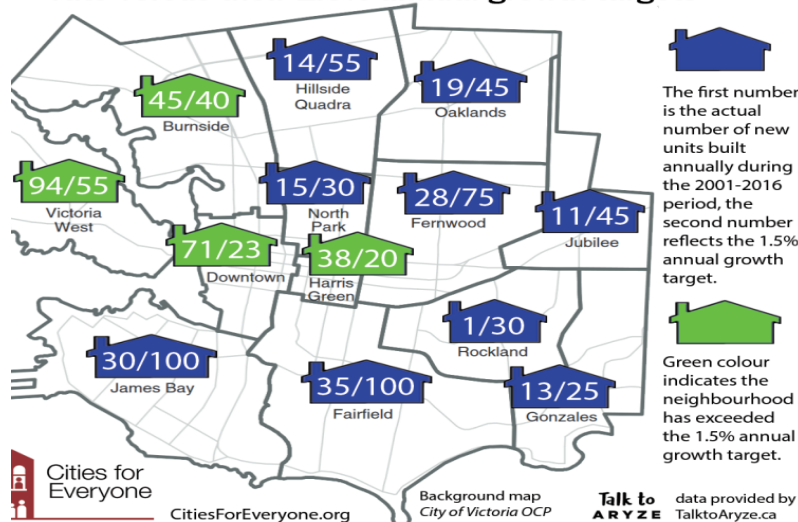
Please fill out this survey and return to [info@citiesforeveryone.org](mailto:info@citiesforeveryone.org) by 24 September 2018.

Candidate Name **Marg GARDINER** Date **September 19, 2018**  
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For more information see the [Victoria Affordability Backgrounder](#) and other documents at [www.citiesforeveryone.org](http://www.citiesforeveryone.org).

Context	Questions	Comments
Our region is considered unaffordable, based on income-to-cost ratios (households spending no more than 45% of income on housing and transport), and low rental vacancy rates.	1. What priority do you give to local efforts to increase affordability?  <b>High X</b>	
Many middle-income households (\$40-80k per year) spend more on housing and transport than is affordable, and so want more middle-priced (\$1,200-2,500 per month) housing in walkable urban neighbourhoods.	2. Do you support efforts to increase middle- as well as lower-income affordability?  <b>Yes X</b>	
Our urban population grows approximately 1.5% annually. Although housing supply currently grows at about that rate, most new units are downtown or at the urban fringe. The <i>1.5% Neighbourhood Affordability Solution</i> (see below) sets neighbourhood infill targets.	3. Do you support the <i>1.5% Solution</i> neighbourhood housing growth targets?  <b>Maybe X</b>	The information provided is narrow. One large complex would (and has) shifted numbers and there are several large complexes being built (see yellow sheet). Also need to consider LAP commitments. Some neighbourhoods are far more built out than others with infill having been the norm for several years.

### Neighbourhoods' actual annual housing growth rate versus their 1.5% annual growth targets




Cities for Everyone's [1.5% Neighbourhood Affordability Solution](#) sets targets to increase neighbourhoods' housing supply by approximately 1.5% annually, to match the City's population growth rate.

Most of this housing should be middle-priced (\$1,200-2,500 per month), so it is initially affordable to middle-income households, and becomes affordable to lower-income households as it depreciates in the future.

This ensures that more lower- and middle-income households can afford suitable housing in walkable urban neighbourhoods.

*Municipal Candidate Affordability Survey*  
**Cities for Everyone (www.citiesforeveryone.org)**

Context	Questions	Comments
<p>Most residential neighbourhoods only allow two stories and limit densities, which excludes most <i>missing middle</i> housing (see below). Affordabel housing requires upzoning.</p>	<p>4. Do you support upzoning:</p> <p><b>Neighbourhood-wide</b> _____</p> <p><b>For all corner and larger lots</b> _____</p> <p><b>Only on a case-by-case basis</b> _____</p>	<p>The context statements are not complete. For example, some neighbourhoods have many low-rise apartments. Land value (location) is key affordability factor.</p>
		<p>The “missing middle” includes moderate density housing types such as multiplexes, townhomes and low-rise apartments. These are generally the least costly houses to develop.</p> <p style="color: red; font-weight: bold;">NOTE: VALUE of land a key cost factor</p>
<p>Many jurisdictions have <i>inclusionary</i> mandates which require that a portion (typically 5-15%) of new units be priced below market rates. However, if this requirement is excessive it can reduce the number of new units built.</p>	<p>5. Do you support mandates:</p> <p><b>For all new housing</b> _____</p> <p><b>For higher-priced housing</b> _____</p> <p><b>Only on a case-by-case basis</b> _____</p> <p><b>Under no circumstances</b> _____</p>	<p>Generally support the 5-15% inclusionary objective. The broad statement may not necessarily be the case. Land value/location being key.</p>
<p>Urban parking typically costs \$10-60k per space, and an increasing portion of households are car-free. For affordability and fairness sake many experts recommend reducing parking requirements so occupants are not forced to pay for costly spaces they do not need.</p>	<p>6. Do you support reduced parking requirements for infill developments even if some neighbours object?</p> <p><b>Yes</b> __ <b>No</b> __ <b>Maybe</b> __</p>	<p>This is a complex issue. Impacts must be considered. The context of any proposal must be considered with respect to the new off-street parking bylaw passed by Council a few weeks ago.</p>
<p>Infill development often requires variances to allow taller buildings, higher densities and fewer parking spaces than codes require. Neighbors often oppose these variances.</p>	<p>7. Would you approve variances needed for medium-priced infill?</p> <p><b>Approve if</b> _____ <b>XXXX</b></p>	<p>Councillors must assess each proposal with an open mind to the actual proposal and context.</p>
<p>Victoria’s <i>Official Community Plan</i> generally allows up to two stories in <i>traditional residential</i> neighbourhoods, three stories on <i>collector streets</i>, four stories in <i>urban villages</i>, and six stories on <i>major arterials</i>, but some residents consider these too tall and dense.</p>	<p>8. If a proposed development meets OCP guidelines and includes moderate-priced units (less than \$600k), but is opposed by some neighbours, would you:</p> <p><b>Reject it</b> _____</p> <p><b>Approve it</b> _____</p> <p><b>Approve if</b> _____</p>	<p>Commitments via the LAP must also be considered. Councillors must assess each proposal with an open mind to the actual proposal and context.</p>
<p>9. What other municipal affordability strategies do you support?  Property taxes are too high; tax-loads impact house/rental pricing.  Having seen many CRD developments, I think the CRD Housing (especially family) should be encouraged. With limited land-base, some CRD developments may need to be outside Victoria – but hopefully close to schools and to BC Transit corridors, or cycling corridors, to facilitate transportation access to Victoria. Nigel Valley project will assist Victoria.</p>		
<p>10. Please let us know if you have other thoughts concerning our community’s inaffordability problems and solutions?</p>		