Cities for Everyone

Cities for Everyone supports more affordable housing and transportation, in order to provide security, mobility and opportunity for people with all incomes and abilities

www.citiesforeveryone.org

Municipal Candidates Affordability Survey

Please fill out this survey and return to info@citiesforeveryone.org by 24 September 2018.

Candidate Name ___Cairine Green_____ Date 20/09/18_____

Email oakbay@cairinegreen.ca_____ Phone_250-896-5412_____
Website_www.wherewelive.carinegreen.ca_____

For more information see the *Victoria Affordability Backgrounder* and other documents at **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? **Low___ Medium___ High_X__**	Victoria is now #7 out of the top ten cities in Canada for the least affordable rental rates. We should all be concerned.
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? **Yes _X__ No___ Maybe____**	
Affordable infill (more compact housing types, such as multiplexes, townhouses and low-rise apartment buildings, within existing urban areas) is often opposed by neighborhoods who want to preserve existing conditions.	3. Do you support affordable infill: **In all neighborhoods ____** **In some neighborhoods ____** **Only on a case-by-case basis _X__** **In no existing neighborhoods ____**	Oak Bay's land values are among the highest in the region. Combined with heritage and historical, older homes in established neighbourhoods, the conversation about infill requires focused consultation with our community. There is no doubt that Oak Bay needs more diverse housing options as part of wider housing framework consistent with the OCP.
Most residential neighbourhoods only allow two stories and limited densities, which excludes most *missing middle* housing (see below). Affordable housing requires upzoning.	4. Do you support upzoning: **Neighbourhood-wide ____** **For all corner and larger lots ____** **Only on a case-by-case basis _X__**	Oak Bay's zoning bylaw needs to be aligned with its OCP. This is outstanding work that must be done first.

Context	Questions	Comments

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.

Context	Questions	Comments
Many jurisdictions have *inclusionary* 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.	5. Do you support mandates: **For all new housing** ____ **For higher-priced housing** ____ **Only on a case-by-case basis** _X__ **Under no circumstances** ____	
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.	6. Do you support reduced parking requirements for infill housing, even if some neighbours object? **Yes __ No___ Maybe_X__**	Traffic congestion and volume on small neighbourhood streets is a problem. Oak Bay needs a comprehensive update of its parking bylaw to identify how traffic and parking issues can be improved so that any reduction to parking requirements are appropriate for the local environment.
Infill development often requires variances to allow taller buildings, higher densities and fewer parking spaces than codes require. Neighbors often oppose these variances.	7. Would you approve variances needed for medium-priced infill? **Generally approve** ___ **Generally reject** ___ **Approve if there is consultation with residents first on housing options within a larger housing framework.**	Oak Bay has not adequately consulted with the community nor fully implemented its OCP on housing generally, including secondary suites.
Oak Bay's *Official Community Plan* allows up to three stories in *urban villages* and eight stories in *multi-unit residential areas,* but some residents consider these too tall and dense.	8. If a proposed development meets OCP guidelines and includes moderate-priced units (less than $600k), but is opposed by some neighbors, would you: **Reject it** ____ **Approve it** ____ **Approve if neighbourhood consultation was part of the**	Public engagement in Oak Bay, compared with other communities, has lagged. In four years, there has only been one public forum on infill housing, which was not well received. We need to involve the community in meaningful and focused

Context	Questions	Comments
	process._____	consultation to gain their support on how and where we provide this type of housing.

9. What other municipal affordability strategies do you support? The potential use of public land for below market and blended housing (land trust); more rental housing close to villages and public transportation; zoning and parking bylaws' review; secondary suites' regulation; duplex and townhouse options, after consultation with the community.

10. Please let us know if you have other thoughts concerning our community's inaffordability problems and solutions? Oak Bay has a lot of work to do on the housing front, beginning with full implementation of the 2014 Official Community Plan and a comprehensive review of its zoning and parking bylaws, as well as focused consultation with our community on housing options. There have been too many missed opportunities to move a strategy on housing forward. I hope for change in this regard because housing needs champions and community needs options.