



*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](http://www.citiesforeveryone.org)

## 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 **Shawn Newby**

Date: **September 23 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>Low</b> ___ <b>Medium</b> ___ <b>High</b> <b>X</b>	Families are finding it harder and harder to call Saanich home. We can do better.
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</b> <b>X</b> <b>No</b> ___ <b>Maybe</b> ___	Building village or urban cores with more mixed use, (business and residential) development will help reduce the cost of living
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: <b>In all neighborhoods</b> _____ <b>In some neighborhoods</b> <b>X</b> <b>Only on a case-by-case basis</b> _____ <b>In no existing neighborhoods</b> _____	Designing Local Area Plans that identify the appropriate areas for density is crucial. Proactive community consultation is key.
Most residential neighbourhoods only allow two stories and limited densities, which excludes most <i>missing middle</i> housing (see below). Affordable housing requires upzoning.	4. Do you support upzoning: <b>Neighbourhood-wide</b> _____ <b>For all corner and larger lots</b> _____ <b>Only on a case-by-case basis</b> <b>X</b>	I am new to the idea of upzoning. I would support a case by case basis until the consequences can be understood.



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.

*Municipal Candidate Affordability Survey*  
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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.	5. Do you support mandates: <b>For all new housing</b> _____ <b>For higher-priced housing</b> _____ <b>Only on a case-by-case basis</b> <b>X</b> <b>Under no circumstances</b> _____	It is essential that we work with home builders to address affordability, but an overall mandate may not always be the best answer
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? <b>Yes</b> __ <b>No</b> __ <b>Maybe</b> <b>X</b>	I would consider this in those neighbourhoods where there is accessibility to transportation and community resources
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? <b>Generally approve</b> _____ <b>Generally reject</b> _____ <b>Approve if (see Comments)</b> _____	I would approve these variances if they were consistent with the Local Area Plans
Saanich's <i>Official Community Plan</i> allows up to eight story residential buildings in <i>neighbourhood centres</i> , 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: <b>Reject it</b> _____ <b>Approve it</b> <b>X</b> <b>Approve if</b> _____	Again, as long as the new development is consistent with the LAP
9. What other municipal affordability strategies do you support?		
Time is money, so I support working to make Saanich more efficient in processing, permits, applications etc.		
10. Please let us know if you have other thoughts concerning our community's inaffordability problems and solutions?		
I would like to work with builders to find ways to incentivize the building community to invest in rental units. As home ownership is becoming more and more unaffordable, it is crucial that we have a healthy inventory of rental units.		