



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

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## 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 Tara Ney

Date; September, 25 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>	OB can create housing affordability for young families and long-time residents by increasing housing options.
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> ___	OB can increase multiplex, townhouses, and rental housing stock on high traffic corridors that will be suitable for middle-income households.
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> _____	After consulting with our residents we can identify areas in our community that are suitable and receptive to infill development like secondary suites, duplexes and townhouses.
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>X</b> <b>Only on a case-by-case basis</b> _____	In Oak Bay we can explore upzoning (duplex, townhomes) on larger corner lots, as well as upzoning (legal duplex zoning) for all existing legal non-conforming duplexes.

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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>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:  <b>For all new housing</b> _____  <b>For higher-priced housing</b> <b>X</b> _____  <b>Only on a case-by-case basis</b> _____  <b>Under no circumstances</b> _____</p>	<p>Though inclusionary mandates can increase cost of the market units, in Oak Bay this mandate may be workable, since there is generally higher acceptance of higher cost market units. I would consider inclusionary mandates for multiplex rental and non-rental projects.</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 housing, even if some neighbours object?  <b>Yes</b> ___ <b>No</b> ___ <b>Maybe</b> <b>X</b></p>	<p>Community conversations with neighbors are critical to land use changes. Resident perspectives are critical, and so are the perspectives of the larger community. OB’s parking bylaw is antiquated and requires revision. We can consider unbundled parking relaxations (so owners aren’t required to pay for parking they do not need) for developments on transportation corridors and in walking distance to urban core centers. A parking relaxation will assist in keeping units costs down, especially in Oak Bay where land value is so expensive.</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?  <b>Generally approve</b> _____  <b>Generally reject</b> _____</p>	<p>Again, neighborhood input is critical. I would listen to opposition concerns and attempt to find solutions.</p>

*Municipal Candidate Affordability Survey*  
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Context	Questions	Comments
	<b>Approve IF neighborhood and community consultation supports such initiatives X</b>	
Oak Bay's <i>Official Community Plan</i> allows up to three stories in <i>urban villages</i> and eight stories in <i>multi-unit residential areas</i> , but some residents consider these too tall and dense.	<p>8. If a proposed development meets OCP guidelines and includes moderate-priced units (less than \$600k), but is opposed by some neighbors, would you:</p> <p><b>Reject it</b> _____</p> <p><b>Approve it</b> _____</p> <p><b>Approve if the proposal respects the integrity of established neighborhoods and meets design expectations.</b></p>	<p>Height and massing of projects are always context dependent. A project that is flanked by high traffic corridors (eg Marion Gardens) and no established neighborhood, is very different from a development that has no transition zoning an established neighborhood (eg the Oak Bay Lodge site). Any development in OB must respect the integrity of established neighborhoods and meet design expectations.</p>
9. What other municipal affordability strategies do you support?		
10. Please let us know if you have other thoughts concerning our community's inaffordability problems and solutions? I am concerned about the lack of housing options in Oak Bay. When my family moved to Oak Bay 35 years ago prices were more expensive than other part of the region but not unaffordable. Now with the average lot over \$1M and housing over \$1.5 we have quickly become a hyper-elite and non-sustainable community. Many long-time residents are leaving our community because they cannot downsize from the single family residential homes which they have out-grown. And very little of our existing housing stock is affordable to middle income families. Increasing middle income housing options will contribute to a retention of our social fabric and more sustainable community.		