



# 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](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 Rob Wickson

Date: **Sept. 19, 2018**

Email: wickson@telus.net Phone 250-812-9164

Website www.robwickson.ca

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> <u>X</u>	Most developments that are occurring in Saanich are actually replacing affordable units that are tired and where the land is more valuable. It stands to reason that we would want to at least replace any lost affordability 100 percent. The best thing to increase affordability is a higher vacancy rate for rental units. This would also keep rents stable not needing increases of 4.5 percent.
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> <u>X</u> <b>No</b> ___ <b>Maybe</b> ___	Absolutely
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> ___ <u>X</u> ___ <b>In some neighborhoods</b> ___ <b>Only on a case-by-case basis</b> ___ <b>In no existing neighborhoods</b> ___	In the history of land use in most cities and certainly in Greater Victoria infill seems to be the most attractive method densification. Gorge Tillicum is a perfect example with houses on my street built over 10 different decades. Still a very nice street to live on.
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> ___ <u>X</u> ___ <b>For all corner and larger lots</b> ___ <b>Only on a case-by-case basis</b> ___	

*Municipal Candidate Affordability Survey*  
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<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>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>            <u>  x  </u></p> <p><b>For higher-priced housing</b>    <u>      </u></p> <p><b>Only on a case-by-case basis</b> <u>      </u></p> <p><b>Under no circumstances</b>       <u>      </u></p>	<p>But only if the new housing is providing higher density. For examples, if another half floor is added to a 4 story building, it can be expected to provide below market options on some units</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?</p> <p><b>Yes</b> <u>  x  </u>    <b>No</b> <u>      </u>    <b>Maybe</b> <u>      </u></p>	<p>Parking or car storage is changing and one way to encourage this shift is to reduce supply of spaces.</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>Generally approve</b>            <u>  x  </u></p> <p><b>Generally reject</b>                <u>      </u></p> <p><b>Approve if</b> <u>                          </u></p>	<p>There are very good places where density can be improved while increasing livability and affordability. Transportation nodes are the place to start</p>
<p>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.</p>	<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>                                <u>      </u></p> <p><b>Approve it</b>                               <u>      </u></p> <p><b>Approve if</b> <u>                          </u> <b>X</b></p>	<p>I would ask about increased benefit to the community. New development must add value to the neighborhood. It must also adhere to standards related to environment, safety, and heritage.</p>
<p>9. What other municipal affordability strategies do you support?</p> <p>Support for more cooperative housing projects, garden suites, secondary suites, short and long term shelter needs, near better transit options            Densification for singles and families where suitable, near public transit, walkable amenities, and cycling options.</p> <p>Build for a future that does not require private vehicle ownership reducing transportation costs and allowing for more affordable housing options that come from reduced transportation costs</p>		

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	<p>10. Please let us know if you have other thoughts concerning our community's unaffordability problems and solutions?</p>	<p>Many of the development proposals in Saanich want to take advantage of our natural environment and can be aimed at higher valued markets. In other words, a four story residential property in one neighbourhood can provide a better return on investment than a similar investment elsewhere. This often puts pressure on local area plans and cause neighbourhood divisions. However, bonus density can guide land use and provide opportunities to benefit from increased densities which could increase the vacancy rates to a point where rents stabilize and still provide a similar or improved returns on investments.</p> <p>Affordability issues have very strong impacts on the rest of our local economy in so many ways. To start with, the lack of affordable housing does result in difficulties for attracting and retaining a labour force. A barrier to economic success can perpetuate to a downwards trend away from sustainability.</p> <p>Facilities such family daycare and elder care must be built into all communities. Walk scores should be included in all development proposals. Multifamily developments should include car share memberships and the car should be located within the neighbourhood for all to share reducing the need for multiple cars per housing unit.</p>