# Presentation to Surrey Board of Trade Development Industry Forum

## Perspectives on how the development industry in Surrey will fare in the face of political shifts.

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## McCallum elected mayor of Surrey; Hurley wins in Burnaby

He’s gone too!

# Presentation Outline

- Lessons from Vancouver Mayor's Task Force on Housing Affordability
- Lessons from Vancouver's efforts to be part of the innovation economy

In the past, affordable housing was made possible through federal and provincial direct funding and housing programs

These are just some of the programs that made affordable housing possible

FP, LD, ARP, 15.1,
CRSP, RGI, 34.18,
MURB, VLC ?

# THE NEW FACE OF SOCIAL HOUSING

**BRITISH COLUMBIA** | Projects win praise for modern design, green construction

WEEKEND EXTRA

BY FRANCES BULA
VANCOUVER SUN

The corner of First and Main in Vancouver is home these days to a sad-looking Burger King, a muffler shop, a tire store, Buster's Towing and a steady stream of commuter traffic.

It's not a place where you'd expect to find an architectural diamond.

But there will be one three years from now, when an unusual new building will rise on that corner. It will be a model of green architecture and innovative design, with an unusually rich exterior texture, in sharp contrast to the city's ubiquitous all-glass towers.

It's a building to which the city's in-house jury of architecture critics — the urban-design panel — didn't just give the usual approval recently. It also commended it as an exemplary project, with its repetitions of simple cubic forms, its graceful garden and common spaces, and the way its elevator will deliver incoming residents to a landing where they can look out over the downtown skyline.

That kind of praise doesn't often

**RR-3**

CITY OF **VANCOUVER**

**ADMINISTRATIVE REPORT**

Report Date: November 6, 2007
Author: Cameron Gray
Phone No.: 604.873.7207
RTS No.: 07019
VanRIMS No.: 11-2400-11
Meeting Date: November 13, 2007

TO: Vancouver City Council

FROM: The Director of the Housing Centre in consultation with the Directors of Development Services, Planning, Real Estate Services and Social Planning

SUBJECT: City/Province Social and Supportive Housing Partnership

**RECOMMENDATION**

A. THAT Council refer consideration of Recommendations B and C to a public meeting to be held on the evening of December 12, 2007.

B. THAT Council approve the Memorandum of Understanding between the City and the Province (BC Housing) attached as Appendix A to this report whereby 12 City-owned sites would be developed for social and supportive housing for the homeless and those at risk of homelessness such as the mentally ill, people with addictions, and residents of the City's Single Room Occupancy (SRO) hotels, and whereby:

- the City would lease 12 sites to non-profit sponsors of social and supportive

However, as federal $$$ dried up and provincial $$$ declined, municipalities had to become more involved in the delivery of affordable housing. In 2007 Vancouver offered 14 sites for affordable housing

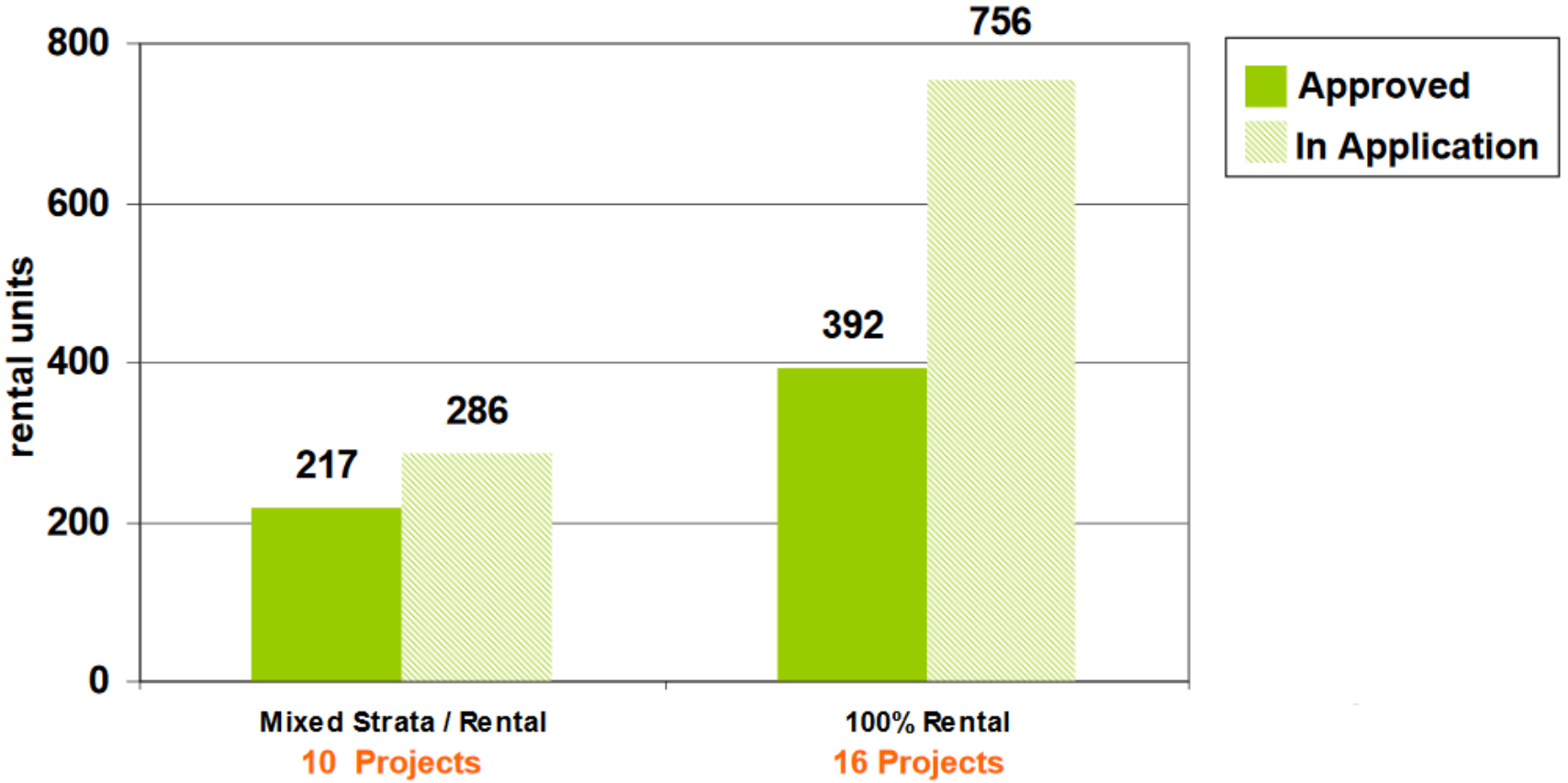
# It also involved private sector through new rental housing programs STIR & Rental 100

## Incentives offered

- DCL Waiver
- Parking Relaxations
- Density Bonus
- Expedited Processing

## ✓ Two types of projects created: Mixed strata/rental and 100% rental

### Significantly more market rental units created with mixed strata/rental vs. 100% rental projects




1,330 units of "affordable" market rental housing built in 19 buildings.

# In 2012, the Mayor established a Task Force on Housing Affordability

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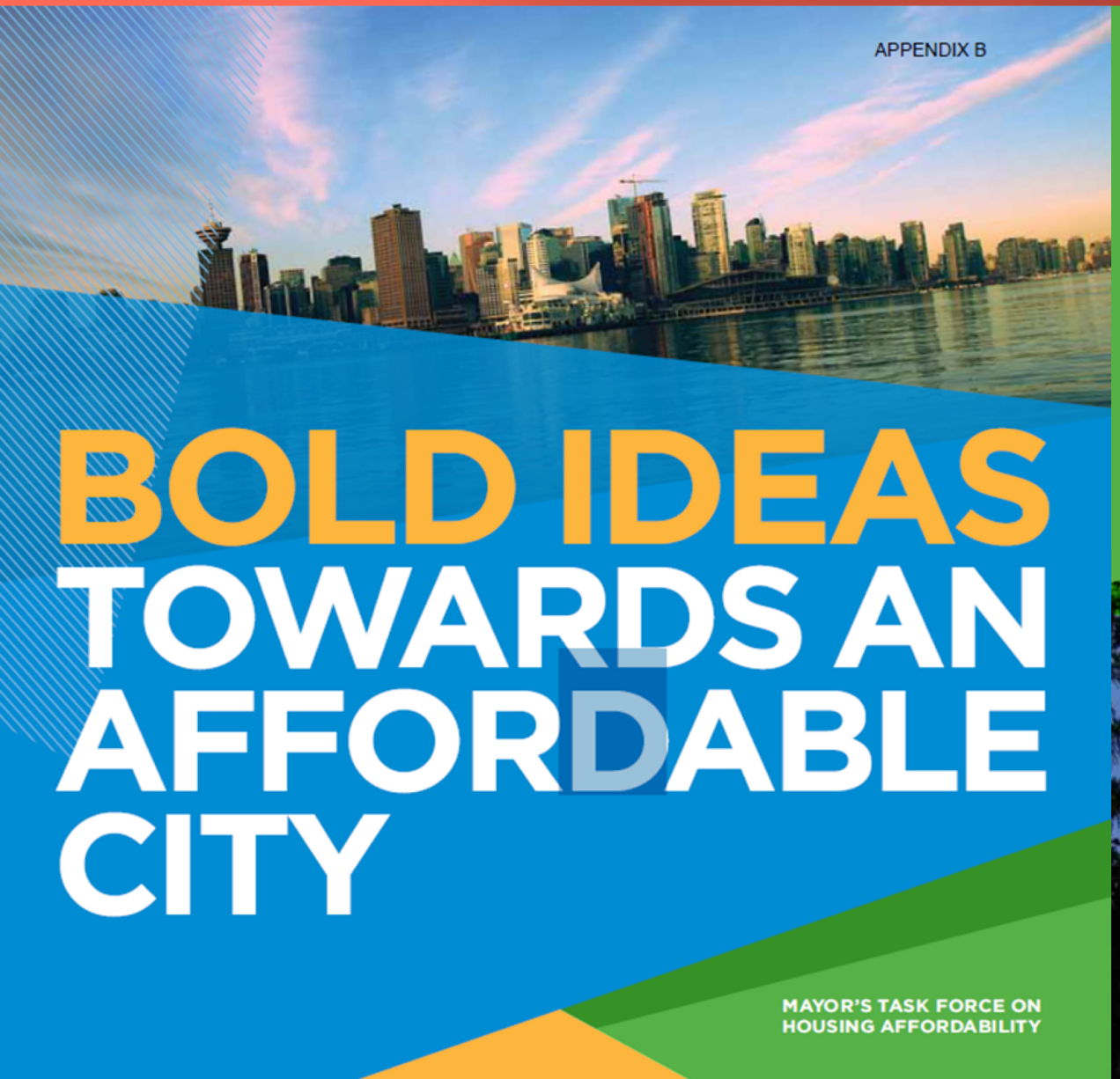
  - Speak at a City Council meeting

## Mayor's Task Force on Housing Affordability

The Mayor's Task Force on Housing Affordability aims to make Vancouver a more liveable, sustainable, and affordable city. Co-chaired by former provincial cabinet minister Olga Ilich and City of Vancouver Mayor Gregor Robertson, the task force includes architects, designers, builders, non-profit associations, apartment

# 2012: Mayor's Task Force on Housing Affordability



## TASK FORCE RECOMMENDATION 03

# PROTECT EXISTING SOCIAL AND AFFORDABLE RENTAL HOUSING AND EXPLORE OPPORTUNITIES TO RENEW AND EXPAND THE STOCK

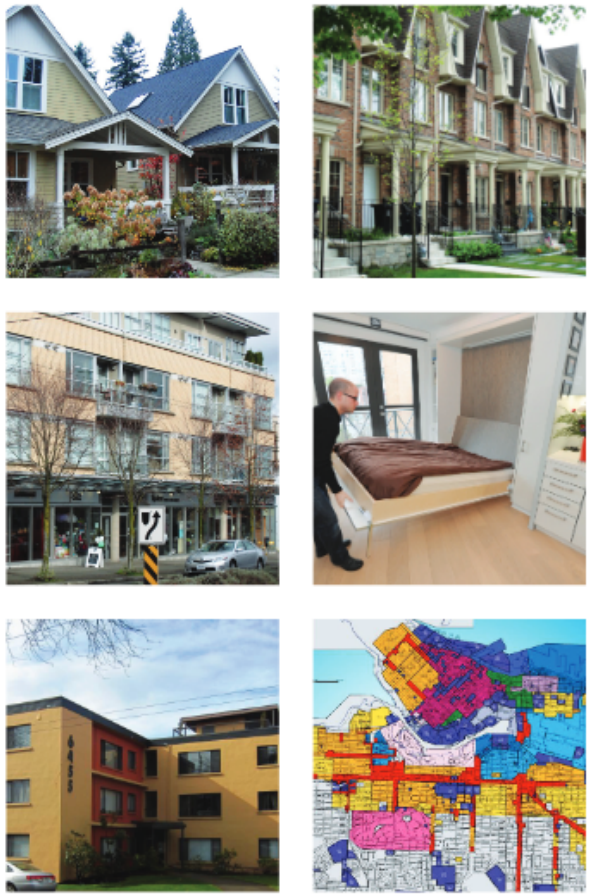
## TASK FORCE RECOMMENDATION 04

# STREAMLINE AND CREATE MORE CERTAINTY AND CLARITY IN THE REGULATORY PROCESS, AND IMPROVE PUBLIC ENGAGEMENT

City distributes report prepared by the Roundtable on Building Form and Design identifying five priorities:

- Rezone arterials for higher densities;
- Create new transition zones behind arterials for townhouses, stacked townhouses and higher density ground-oriented housing;
- Modify C-2 zoning;
- Create more housing choices in RS zones;
- Appoint an Affordability Ombudsman.

Roundtable included representatives of AIBC, PIBC, UDI and CHBA
Chair Michael Geller



# MAYOR'S AFFORDABLE HOUSING TASK FORCE: ROUNDTABLE ON BUILDING FORM AND DESIGN

*March 2012 :: Draft for Discussion*

## INTRODUCTION

Purpose and objectives
Composition and working arrangements
Affordable Housing Priorities
Structure of this report

## CHAPTER A: ZONING, BUILDING CODE REGULATIONS AND DESIGN GUIDELINES IMPACTING LOWER DENSITY FORMS OF HOUSING

A.1 Single family housing
A.2 Secondary Suites
A.3 Laneway Housing (LWH)
A.4 Duplexes and Semi-detached Housing

## CHAPTER B: ZONING, BUILDING CODE REGULATIONS AND DESIGN GUIDELINES IMPACTING MEDIUM DENSITY GROUND-ORIENTED HOUSING

B.1 Townhouses, rowhouses and other medium density ground-oriented forms
B.2 Stacked Townhouses

## CHAPTER C: ZONING, BUILDING CODE REGULATIONS AND DESIGN GUIDELINES IMPACTING MIXED USE DEVELOPMENTS IN C-2 ZONES

**CHAPTER D: THE CASE FOR SMALLER SUITE SIZES**

**CHAPTER E: SPECIAL CONSIDERATIONS**

E.1 Obstacles to more modest forms of housing
E.2 Impact of parking regulations on the cost of housing
E.3 Impacts of Green Building Requirement
E.4 Resolution of competing demands from various departments
E.5 Innovative design ideas to encourage the retention of Vancouver's significant stock of older rental housing

**CHAPTER F: SUMMARY AND CONCLUSIONS**

**ACKNOWLEDGEMENTS**

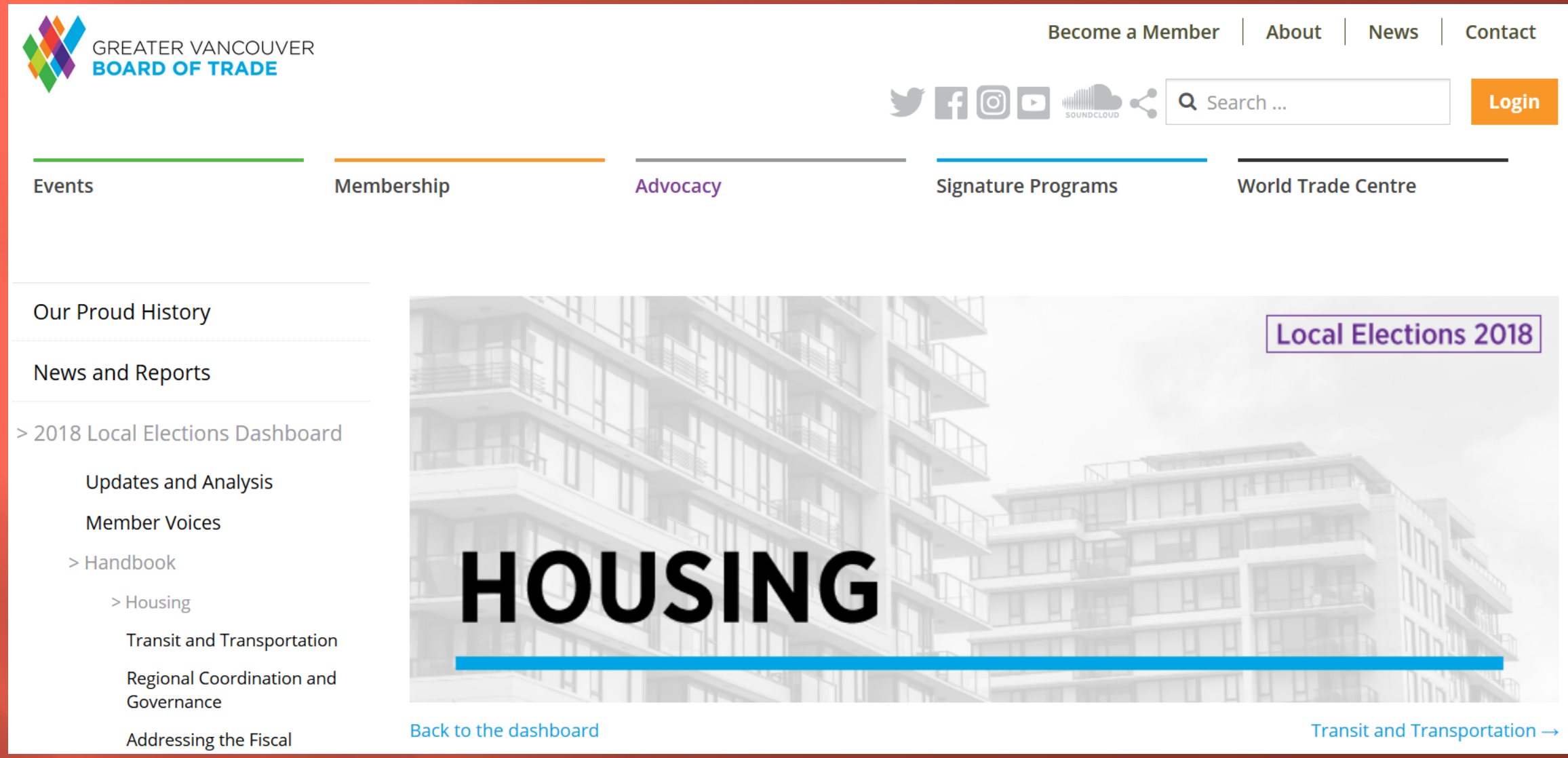
**APPENDICES**

Appendix A
Appendix B

*Report designed in Vancouver, BC by Mitra Mansour of creativeroom (www.creativeroom.ca)*

*"Vancouver's economy depends on attracting and retaining talent. Affordable housing of all types, including market rental is essential to the City's current and future competitiveness."*

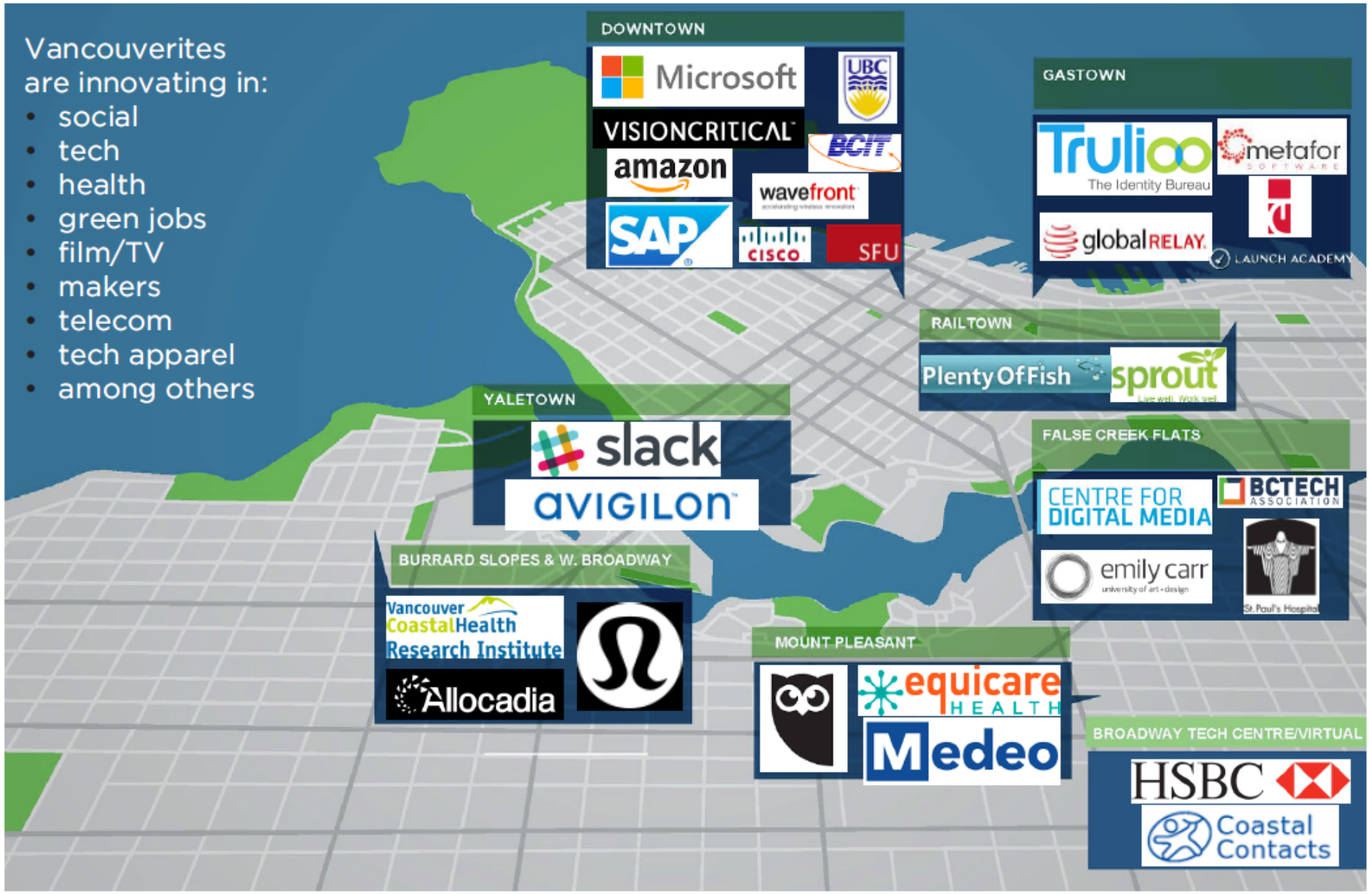
Many of the ideas in this report apply to Surrey. I urge those of you in residential development to check them out!




I also urge you to check out Greater Vancouver Board of Trade report on Housing Affordability

# METRO CORE: VANCOUVER'S INNOVATION DISTRICT

# EMERGING INNOVATION ECONOMY IN VANCOUVER



# City of Surrey: The Future Lives Here

Feb 27, 2009

BCBUSINESS + CIVIC HOTEL

THE BUSINESS OF GOOD TICKETS

At a time when many people view the future with trepidation, the City of Surrey is embracing it. In fact, its slogan is "the future lives here."

In conclusion, your future shouldn't just live here. It should work here. It should be here! And ultimately it will be!