

# Amendments to the Zoning and Development By-law to Increase Social Housing in the RM-4 and RM-3A Zoning Districts

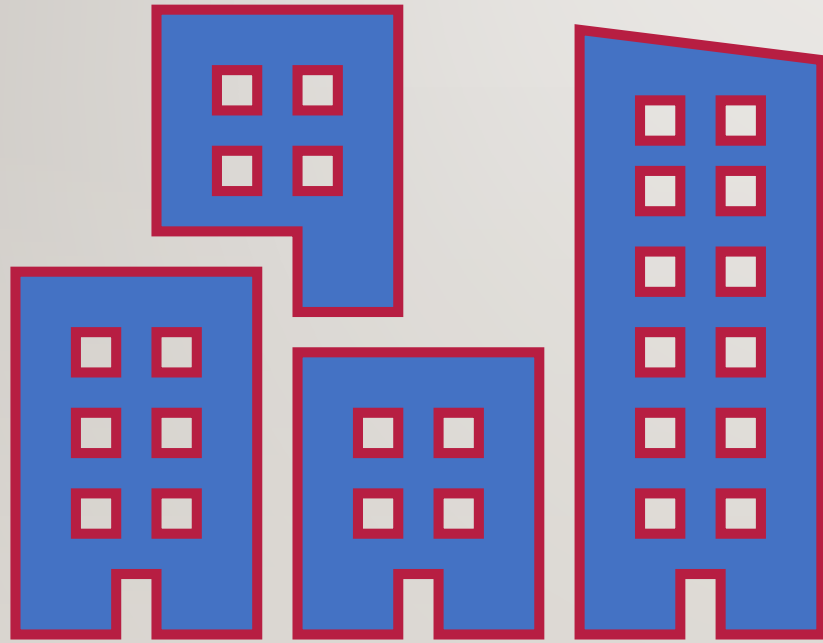


**AFFORDABILITY**  
**ACCESSIBILITY**  
**ACCEPTABILITY**

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RECOMMEND PHASE I & II

SENIORS' ADVISORY COMMITTEE  
(HOUSING SUBCOMMITTEE)



# LAYING THE FOUNDATION

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# SENIOR ADVISORY COMMITTEE

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- SAC supports City Staff Recommendations as Phase I
- Concerned about rising housing material costs and potential impact on affordability and possible need to increase number of storeys
- Phase II should consider affordability and accessibility mix and community acceptability for 8 to 10 storeys especially for housing specifically targeting seniors / people with disabilities housing given higher capital costs, loss of revenue (due to fewer number of units)
- Recommends establishment of a committee of non-profit housing providers and funders to consider affordability mix and accessibility related to available funding envelopes
- Broaden discussions with ethnocultural, labour, religious and other non-profit organizations interested in investing in housing

# HOUSEHOLD DATA

Demographics of senior-led households by size, type and age profile (seniors 65+, near seniors 55 to 64, and older seniors)

	Private households	Median household income (\$)	Average household income before taxes (\$)	Average shelter cost (\$)	Average STIR before taxes (%)	Affordable Rent	Affordability Gap
<b>All Households</b>	259,725	71,827	101,682	1,434	26	1,796	362
<b>All Renters</b>	135,810	56,173	71,675	1,266	30	1,404	138
Non-senior primary household maintainer	117,475	60,549	75,521	1,312	29	1,514	202
15 to 29 years	27,955	53,873	63,112	1,357	34	1,347	10
30 to 44 years	49,305	69,831	83,919	1,379	27	1,746	367
45 to 64 years	40,215	55,047	73,850	1,199	29	1,376	177
<b>65 years and over</b>	<b>18,335</b>	<b>28,182</b>	<b>47,031</b>	<b>972</b>	<b>34</b>	<b>705</b>	<b>267</b>
<b>Households in Core Housing Need</b>	51,405	25,745	27,459	1,084	50	644	440
<b>Renter Households In Core Housing Need</b>	37,980	24,335	26,129	1,012	50	608	404
Non-senior primary household maintainer	29,510	26,140	27,057	1,050	50	654	397
15 to 29 years	5,845	29,352	29,741	1,237	54	734	503
30 to 44 years	10,545	28,466	29,114	1,129	50	712	417
45 to 64 years	13,115	21,442	24,206	904	49	536	368
<b>65 years and over</b>	<b>8,475</b>	<b>20,096</b>	<b>22,897</b>	<b>880</b>	<b>48</b>	<b>502</b>	<b>378</b>

Seniors are at highest risk for homelessness (fastest growing demographic in shelters) given fixed lower incomes and development pressures. Although core affordability gap impacts all ages seniors are at high risk. Seniors need safe secure housing. More aggressive action needed!

Statistics Canada 2016. Core Housing Need Data from SPARC BC through the *Community Data Program*.

# ACTIVITY LIMITATIONS – SENIORS CoV

	CoV with Limitations	55 to 64 years		65 to 74 years		75 to 84 years		85 years and over		*Seniors %
Yes, always	63,010	11,310	17.9%	9,375	14.9%	6,910	11.0%	4,375	6.9%	32.8%
Yes, often	27,270	3,870	14.2%	3,165	11.6%	2,970	10.9%	1,860	6.8%	29.3%
Yes, sometimes	104,125	15,970	15.3%	12,840	12.3%	8,425	8.1%	2,780	2.7%	23.1%

Note: \*Seniors % column is percentage of CoV with all types of activity limitations

To a significant degree, “almost seniors” and seniors (65+) have a broad range of activity limitations

# ACTIVITY LIMITATIONS – SENIORS CoV

Difficulty walking, using stairs, using hands or fingers or doing other physical activities

	CoV with Limitations	55 to 64 years		65 to 74 years		75 to 84 years		85 years and over		*All Seniors 65+ %
Yes, always	11,495	2,105	18.3%	2,095	18.2%	2,245	19.5%	2,375	20.7%	58.4%
Yes, often	9,900	1,960	19.8%	1,930	19.5%	2,140	21.6%	1,490	15.1%	56.2%
Yes, sometimes	34,855	7,090	20.3%	7,360	21.1%	6,365	18.3%	3,075	8.8%	48.2%

Note: \*Seniors % column percentage of Seniors with physical limitations of all CoV residents with physical limitations (e.g. Yes Always 58.4% = 6,713 adding 55 to 64 years 76.7% = 8,816)

# FUNDING ENVELOPES

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BC Housing

CMHC

Vancity/  
Credit Unions

Self-Subsidy  
Models

City Programs - Community Housing Incentive Program (CHIP), VAHEF

- Expand discussions with non-profit housing providers and funders considering affordability /accessibility guidelines congruent with funding envelopes available including self-subsidy models and primary resident targets.
- Most low income seniors need safe, food secure community-based housing, not supportive services for mental health and addictions.



# RECOMMENDATIONS

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- SAC Housing Subcommittee proposing two phases:
  - Support Phase I six storeys though concerned about the impact of increase building costs and possible need to increase number of storeys
  - Consider Phase II – expansion to 8 – 10 storeys to better address level of affordability and accessibility needed for seniors and people with disabilities
- Meet with non-profit housing providers and funders to create **guidelines congruent with available funding envelopes** including self-subsidy models (affordability /accessibility mix for different populations, type of residents e.g. seniors, neighbourhood needs)
- Broaden discussions with non-profit organizations, community organizations with strong interest investing in housing (ethnocultural, religious, labour, etc.)