

Planning for Affordable Market Housing in the City of Surrey

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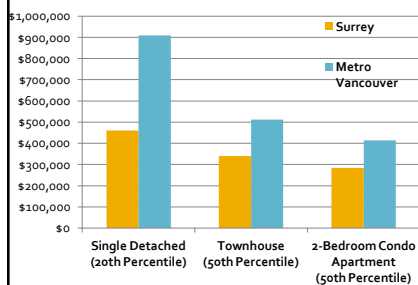
Affordable Market Housing:
"A Home Within Reach"
Convention of Union of BC Municipalities 2011
Vancouver



Context – Relative Affordability

- Housing is relatively affordable in (most of) Surrey, compared with much of Metro Vancouver

Unit Price by Housing Type



Rental Rates (avg – Fall 2010)

		Bach	1 Bed	2 Bed	3 Bed+	Total
Average rent	Surrey	\$589	\$724	\$881	\$1,106	\$832
	Vancouver					
	CMA	\$811	\$940	\$1,202	\$1,410	\$1,006
Vacancy rate	Surrey	2.0%	4.7%	3.6%	3.1%	4.0%
	Vancouver					
	CMA	1.2%	1.9%	2.1%	2.1%	1.9%



Context - Demographics

Surrey is attractive young families, first-time buyers, lower-income renter households

- 20% of children born in BC are born in Surrey
- School District largest in BC: 70,000 students
- 27.3% of Surrey's population is under 19 years old (Metro Vancouver average is 22.8%)
- Diverse population: 29% of residents' mother tongue is Punjabi, Chinese, Hindi or Tagalog



Context

- Surrey's **Affordable Housing Action Plan** focuses on the most vulnerable segments of the housing continuum
 - MOU with BC Housing – 4 City-owned sites
 - Policy on recovery homes (first-line housing for singles on income assistance)
 - "Housing the Homeless" plan in partnership with BC Housing
 - Support for Surrey Homelessness & Housing Foundation



Strategies on Affordable Market Housing

1. Increase the housing supply & increase density near transit
2. Zoning adjustments to meet evolving household needs
3. Policies to retain affordable housing stock



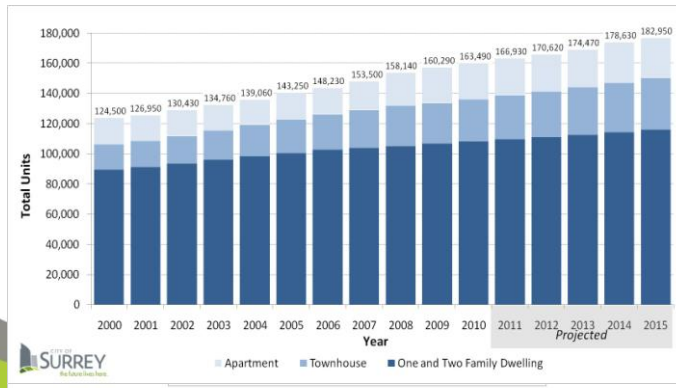
Full-picture affordability

- "Price of entry" is not the only aspect of affordable housing:
 - Tax competitiveness
 - Transportation costs
 - Stability of housing asset over time
- ... are also significant aspects of "full-picture affordability."



1. Increase housing supply & density

- Housing in Surrey is shifting to multi-family dwellings, and to smaller lots.



The stereotype of Surrey . . .



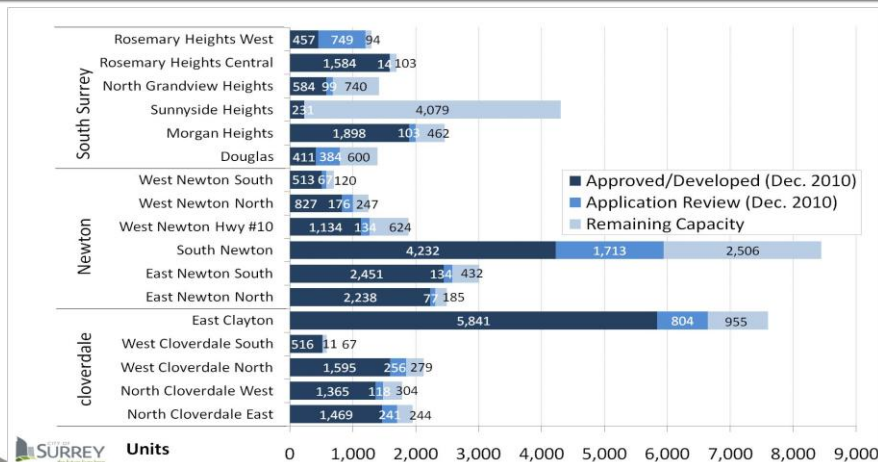


The new reality of Surrey . . .

1. Increase housing supply & density

- Surrey monitors housing supply & initiates new neighbourhood plans (NCPs) to retain healthy supply of new housing
 - Recent NCPs (East Clayton, Grandview, Anniedale-Tynehead) permit higher density housing than in earlier NCPs (up to 80% multi-family)

1. Increase housing supply & density



Monitor new housing supply -- initiate NCP / Town Centre plans



1. Increase housing supply & density

- City Centre / Town Centre plans
 - High density City Centre & Town Centre housing
 - Density increases in City Centre Plan, Newton Town Centre Plan, Semiahmoo Town Centre Plan
 - Review of parking standards near transit -- *ongoing*





2. Zoning adjustments

- Small lot zones (RF-9) introduced in 2002 – have become a standard new home product (with suite or coach house)
 - Changes being considered, including micro-houses on small single-family lots (7.2m), responding to first-time buyers
- Rowhouse zones (RM30)
 - 4m-wide units, increasing popularity – supported near transit (parking challenges)



RF-9 zone (standard in many new neighbourhoods):
9.0m or 7.9m frontage x 28m lot depth
Single-family home with secondary suite permitted



2. Zoning adjustments

- New and amended zones for diverse housing types to meet the needs of households
 - Manor Houses
 - Coach Houses
 - Fee simple Rowhouses
 - Semi-detached housing (fee simple)





2. Zoning adjustments

- Broad legalization of secondary suites in all single-family zones in 2010
 - 19,000 “authorized” suites – possibly 30,000 total suites
 - Incentive program to encourage legalization / upgrading of existing suites – *under development*



2. Zoning adjustments



- 6-storey wood frame apartments permitted
- 2.2 FAR density proposal, City Centre



3. Policy on retaining affordable housing stock

- Neighbourhood-wide down-zoning to protect existing stock of smaller houses
- Lobby on **Land Use Contract** legislative changes to prevent demolition of modest houses & replacement with “monster” houses
- Manufactured home relocation policy -- *under consideration*
- Rental conversion policy -- *under consideration*



Down-zoned Neighbourhoods

St Helen's Park; Royal Heights

3,200 sf maximum including basement, carport, covered decks, etc





"Oversized" Single Family dwelling
(Land Use Contract area)



Manufactured Homes
Affordable ground-oriented housing
Vulnerable to redevelopment pressures



Conclusion

- Surrey will continue to provide much of Metro Vancouver's most affordable housing
- Careful planning is needed to ensure **supply**, the right housing in the right locations, and **retention** of existing affordable stock
- "Full picture" affordability includes more than initial purchase price – tax load, transportation cost, security of investment