

COMPARISON OF HOUSING TYPES IN COMMUNITY VISIONS

Neighbourhood	Approved	Uncertain	Unsupported
DUNBAR 1998	Rowhouses, duplexes, fourplexes, sixplexes Infill (conditional) Seniors lowrise	3-4 storey apartments along Dunbar	5-6 storey mixed use 12-storey apartment near Pacific Spirit Park Seniors highrise
KENSINGTON- CEDAR COTTAGE (KCC) 1998	Rowhouses, duplexes, fourplexes and sixplexes Seniors lowrise	Infill 5-6 storey mixed use Seniors mid- and highrise	
SUNSET 2002	Infill Duplexes	Rowhouses Lowrise apartments 5-6 storey mixed use Seniors lowrise / Aging-in-place	Mid- and highrise apartments Seniors highrise
VICTORIA- FRASERVIEW- KILLARNEY (VFK) 2002	Duplexes Seniors lowrise, seniors small projects	Infill Rowhouses Lowrise apartments Seniors highrise	Seniors mid- and highrise
HASTINGS- SUNRISE (HS) 2004	Homes with 2 suites Seniors housing	Infill Duplexes Traditional rowhouses Courtyard rowhouses Small houses on shared lots Cottages Lowrise apartments	Sixplexes
RENFREW- COLLINGWOOD (RC) 2004	Seniors housing	Infill Duplexes Traditional rowhouses Small houses on shared lots Cottages Lowrise apartments	Sixplexes Courtyard rowhouses
ARBUTUS RIDGE- KERRISDALE- SHAUGHNESSY (ARKS) 2005	Seniors housing	Infill Duplexes Traditional rowhouses Courtyard rowhouses Small houses on shared lots / cottages 4-storey apartments	Fourplexes, villas (sixplexes) 6-storey apartments 12-storey apartments
RILEY PARK- SOUTH CAMBIE (RPSC) 2005	Seniors housing Infill Duplexes Small houses on shared lots / cottages	Fourplexes, villas (sixplexes) Traditional rowhouses Courtyard rowhouses	4-storey apartments 6-storey apartments 12-storey apartments

EXPLANATORY NOTES:

- (1) "Approved Directions" (>50% of general survey & >55% of random survey) have been approved by City Council and are official City policy. "Uncertain Directions" (not enough votes to be "approved," but the agree votes outweighed disagree votes in both general & random surveys) remain on the table for further community discussion in subsequent planning processes. "Not Supported Directions" (more disagree than agree votes in either the general or the random survey) were not adopted by City Council and they will not be considered in future planning processes.
(*Renfrew Collingwood Community Vision*, p. 6)
- (2) The year in parentheses is the year that the community vision was adopted by City Council.
- (3) Seniors housing is buildings designated for seniors and usually providing for different levels of care.

COMPARISON OF HOUSING TYPES IN COMMUNITY VISIONS: COMMENTS

1. INCONSISTENT QUESTIONS

As the table indicates, the Community Visions process began more than ten years ago. Various refinements have been introduced into the process over time so that the questions asked in the surveys, including the questions concerning housing types, are not consistent. In some cases the questions have changed; in others new questions have been added or earlier questions have been omitted. Any housing type not listed under a specific neighbourhood was not included in the questions asked in formulating that neighbourhood's vision.

Here are some of the more important inconsistencies in the questions regarding housing types:

- (a) **Important:** In Dunbar and KCC, approval of specific new housing types is closely tied to definite locations. In Sunset and VFK approval of housing types is loosely connected to more general locations. In HS, RC, ARKS, and RPSC, locations for new housing types are disconnected from any specific type of housing.
- (b) In the Dunbar and KCC visions rowhouses, duplexes, fourplexes and sixplexes are combined as one item; in later visions they are separate items. Fourplexes are omitted altogether in the Sunset, VFK, HS and RC visions.
- (c) In the Sunset and VFK visions rowhouses are a single item; in later visions they are separated into traditional rowhouses and courtyard/carriage rowhouses.
- (d) The Dunbar, KCC, Sunset, and VFK visions do not consider small houses on shared lots or cottages. The HS and RC visions consider these items separately; in the ARKS and RPSC visions they are a single item.
- (e) In the first six visions, questions about apartment buildings taller than lowrise (4 storeys) are extremely inconsistent and often absent. Only in the two most recent visions (ARKS and RPSC) are there clear questions about 6-storey and 12-storey apartments.
- (f) In the first four visions (Dunbar, KCC, Sunset and VFK) seniors housing is separated into seniors lowrise and senior highrise; in later visions seniors housing is a single item.

2. GENERAL COMMENTS

- (a) The one type of housing that is approved in every community vision is designated seniors housing.
- (b) Highrise apartments are not supported in any neighbourhood that was asked about them, except for seniors highrise which is uncertain in KCC and Sunset.
- (c) There is great variation between neighbourhoods in the amount of support for rowhouses, duplexes, fourplexes, sixplexes, small houses on shared lots/cottages, infill and lowrise apartments. Duplexes seem to be the most acceptable and sixplexes the least.
- (d) In most neighbourhoods the greatest number of housing types are uncertain, calling for further community discussion.
- (e) The housing types that are approved in the community visions are conditional. There is very little agreement in the respective neighbourhoods about how much of this housing there should be or where it should be located. (*See individual community visions for details.*)
- (f) Many communities have large sites that can be redeveloped to include denser housing. Community visions state that any redevelopment of identified large sites should be done with significant community input.