

# District of North Vancouver Affordable Housing Public Opinion Survey Findings

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<b>Background and Methodology</b>	<b>3</b>
<b>Results</b>	<b>8</b>
Residents' Current Housing	8
Future Housing Needs	15
Views on Housing	22
Increasing Affordable Rental Housing Supply	25
Demographics	30
Summary and Conclusions	33
<b>Appendix</b>	<b>36</b>
Survey Instrument	36

# BACKGROUND AND METHODOLOGY

## BACKGROUND

The District of North Vancouver is preparing to adopt a Rental and Affordable Housing Strategy to guide the allocation of future residential housing to meet the needs of low and moderate income households. Prior to presenting the strategy for Council's consideration of approval, the District of North Vancouver initiated a public consultation process to gain community input and ideas on the rental and affordable housing needs in the District.

One element of the public consultation process is to gather quantitative data in the form of a representative survey. As such, NRG Research Group was retained to conduct a public opinion survey among District residents.

## PURPOSE

The purpose of the survey is to better understand residents views on rental and affordable housing within the District.

## OBJECTIVES

Based on the purpose of the research, the key objectives are to:

- ✓ Understand the current and estimated future housing needs of residents;
- ✓ Gauge residents predictions of future required housing types within the District;
- ✓ Measure perceptions of the District's ability to meet housing needs;
- ✓ Determine awareness and understanding of affordability within the District;
- ✓ Gauge residents' support for elements that may be included in the Rental and Affordable Housing Strategy;
- ✓ Gather community input and ideas to help refine the Rental and Affordable Housing Strategy; and,
- ✓ Collect additional resident feedback on affordable rental housing.

## METHODOLOGY

**Approach:** In order to ensure a comprehensive and representative coverage of the population in the District of North Vancouver, NRG Research Group conducted a multi-mode study: telephone survey and onsite interviewing were the primary modes of data collection.

To provide supplemental data, an online version of the survey was available through a personalized link printed on a postcard. Postcards were available through three distribution channels: onsite interviewers handed out postcards to residents who were unable to complete the survey at the time, District youth workers were given cards to hand out to their clients (50 cards), and District council members were also given cards to distribute to residents (50 cards). Responses to the online surveys are not included in the result reported here, but are tabulated and available under separate cover. During the study period, the District also hosted a condensed version of the open link survey on their website. The results of this online survey are not included in this report but are available under a separate cover.

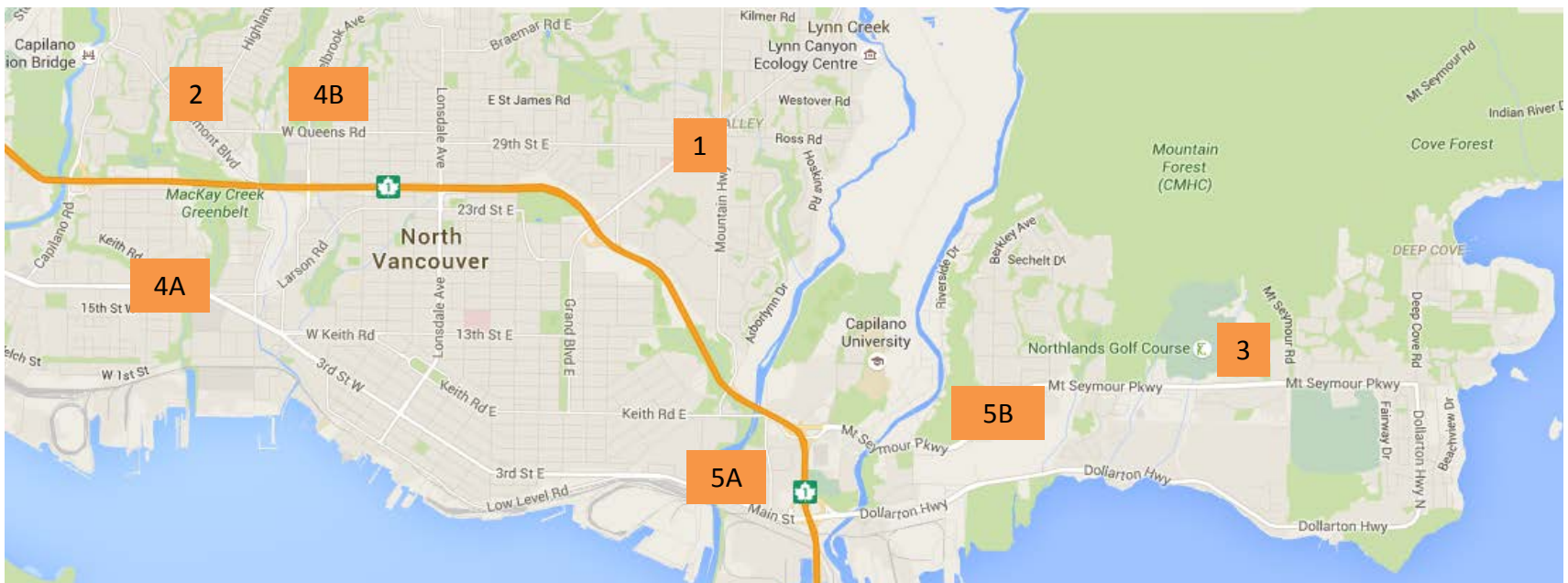
All methodologies NRG employed to collect data used the same survey instrument. The survey was created by NRG in collaboration with the District of North Vancouver and is available in Appendix 1.

**Telephone:** To obtain a random sample of the population, NRG Research Group conducted a telephone survey within the District of North Vancouver using Random Digit Dialing of landline telephone numbers. A total of 400 interviews were conducted with area residents between May 18<sup>th</sup> and May 30<sup>th</sup>, 2016. Participants in the telephone survey were required to live in the District of North Vancouver and be 18 years of age or older to participate. Quotas were set on the telephone survey, as detailed on page 7 of this report, to ensure NRG spoke to a representative sample of residents.

The telephone survey results were combined with the onsite survey results (methodological details can be found on the next page) for a total of 689 interviewer conducted surveys. The margin of error on a sample this size is +/- 3.72%, 19 times out of 20.

**Onsite:** Between May 18, 2016 and May 29, 2016, NRG Research Group approached over 2,000 people and completed 289 intercept interviews at 10 locations throughout the District of North Vancouver. In addition to completed interviews, 117 people agreed to participate but did not qualify (did not live in the District) and 627 refused but took a postcard (42 of these people completed the online survey representing a 6.7% response rate). The interview locations were chosen in coordination with the DNV to ensure a good cross section of residents. Please note that two interview days were conducted at each of the first three locations (Lynn Valley, Edgemont, Parkgate) while all other locations were done for one day. The locations of the intercept surveys were:

1. **Lynn Valley:** Lynn Valley Main Library, Karen Magnusson Recreation Centre
2. **Edgemont:** Edgemont Market & Village, North Vancouver District Public Library
3. **Parkgate:** Parkgate Recreation Centre, Parkgate Village Shopping
4. **A. Norgate:** Pemberton Plaza / **B. Delbrook:** Delbrook Community Recreation Centre
5. **A. Lynn Creek/Main:** Harbour Front Centre / **B. Seymour Heights/Windsor Park:** Ron Andrews Recreation Centre



## ANALYSIS AND INTERPRETATION

- Analysis of the postcard-driven surveys revealed a small sample size therefore this data was not included in the main report findings.
- This report contains results for the main research project which includes telephone and intercept interviewing as methods to contact residents.
- Although significant efforts were made to ensure that a cross section of the population completed the survey, the distribution of respondents was somewhat different than that of the District according to the Census data. As such, we corrected for this by applying a weight factor by age and gender. The table below shows the weighting approach taken:

	Actual % Completes	Population Distribution	Weight
Males 18*-34	7.1%	12.6%	1.766571
Males 35-54	16.5%	18.1%	1.740377
Males 55+	17.3%	17.0%	1.095794
Females 18*-34	7.4%	12.5%	0.982191
Females 35-54	25.2%	20.8%	1.611224
Females 55+	26.5%	19.0%	1.650243

\* 18-34 includes those 16-18 who were included in the intercept interviews (1 Male 16-17, 5 Females 16-17).

- Most questions are reported as an overall total and then broken down by subgroups to highlight any differences. The following are the defined subgroups:
  1. **Total:** All respondents to that question, base size and skips are noted in the base size.
  2. **18-34 Year Olds:** All respondents who reported their age as 18 to 34 years old at the time of interviewing.
  3. **35-54 Year Olds:** All respondents who reported their age as 35 to 54 years old at the time of interviewing.
  4. **55 Years Old or Older:** All respondents who reported their age as at least 55 years old at the time of interviewing.
  5. **Renters:** All respondents who reported that they rent their current home in the District of North Vancouver.
  6. **Owners:** All respondents who reported that they own their current home in the District of North Vancouver.
- Statistical differences have been calculated at the 95% confidence level and are noted with a red circle. ○
- Open-end responses are contained in Appendix 2 but summarized based on coding in the report.

# RESULTS

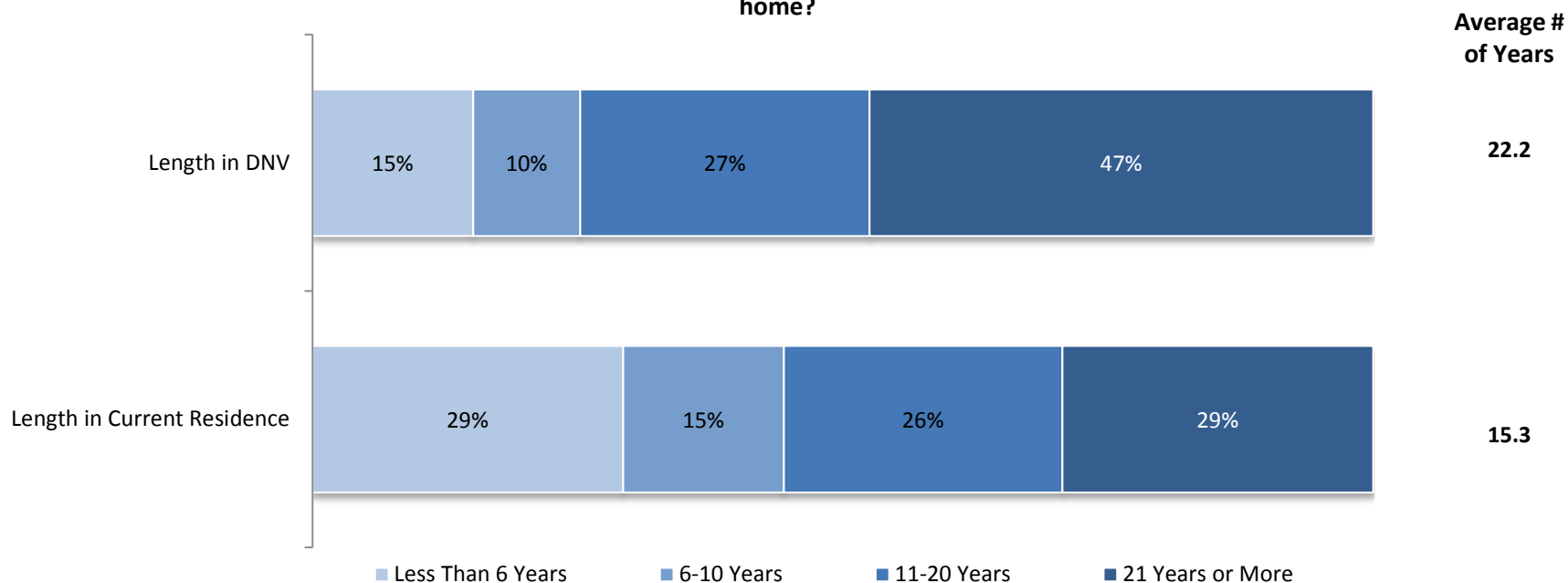
## *Residents' Current Housing*



## LENGTH OF TIME LIVED IN DNV AND AT CURRENT RESIDENCE

- Respondents have a long tenure within the District and, to a lesser degree, their current residence. Nearly half of respondents (47%) have resided in the DNV for 21 years or more which contributed to an average tenure of 22.2 years.
- Similarly, residents have lived in their current home for a significant amount of time – on average 15.3 years. Only 29% have been in their current home for less than 6 years.

**Q2. How long have you lived in the District of North Vancouver?/Q3. How long have you lived in your current home?**

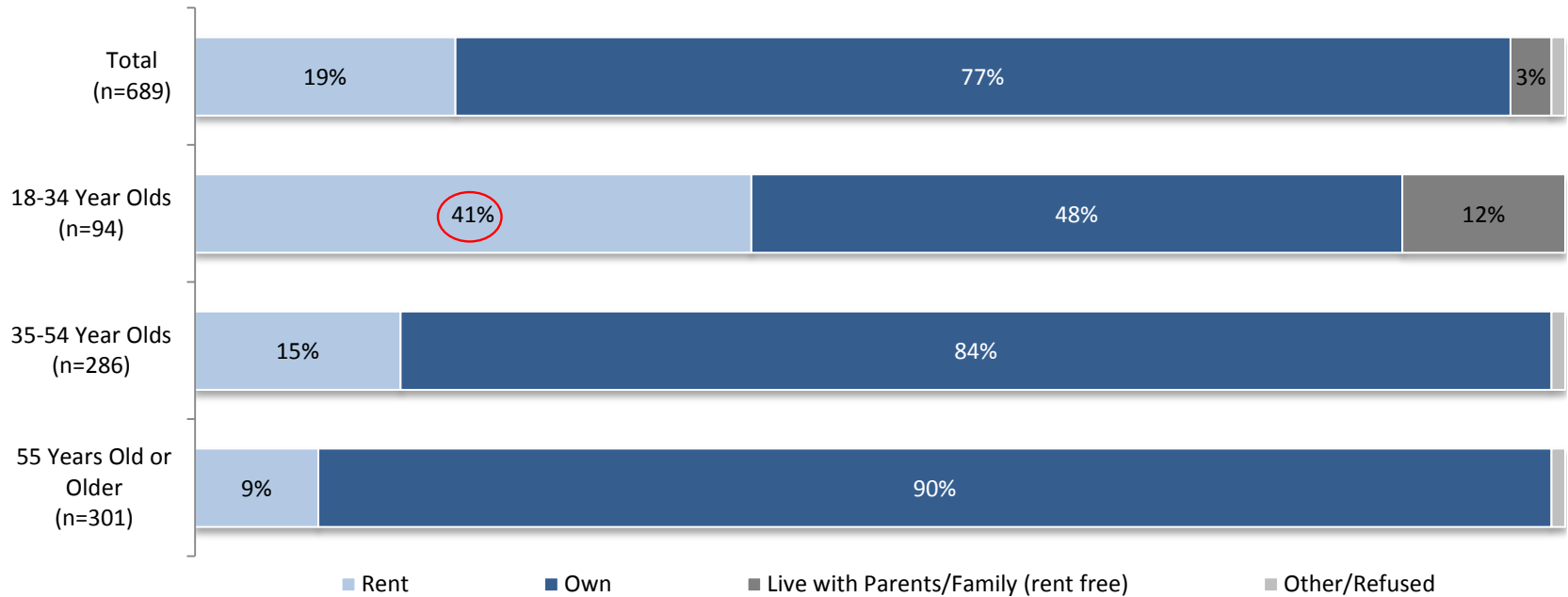


Base: All respondents, n=689.

## HOME OWNERSHIP

- Less than one-in-five (19%) of respondents rent their current home in the District of North Vancouver while 77% own their current residence.
- As we would expect, younger residents are significantly more likely to be renters. In fact, 41% of 18-34 year olds in the District rent their current home. This compared to only 15% of residents aged 35-54 years old and 9% of those aged 55 or older. Similarly, 12% of 18-34 year olds live rent free with family.
- Renters tend to have a shorter tenure in the District of North Vancouver with 31% having lived here for less than 6 years compared to only 12% of those who own. This is not surprising given that renters tend to move more frequently than owners.

**Q4. Do you currently rent or own your home in the District of North Vancouver?**

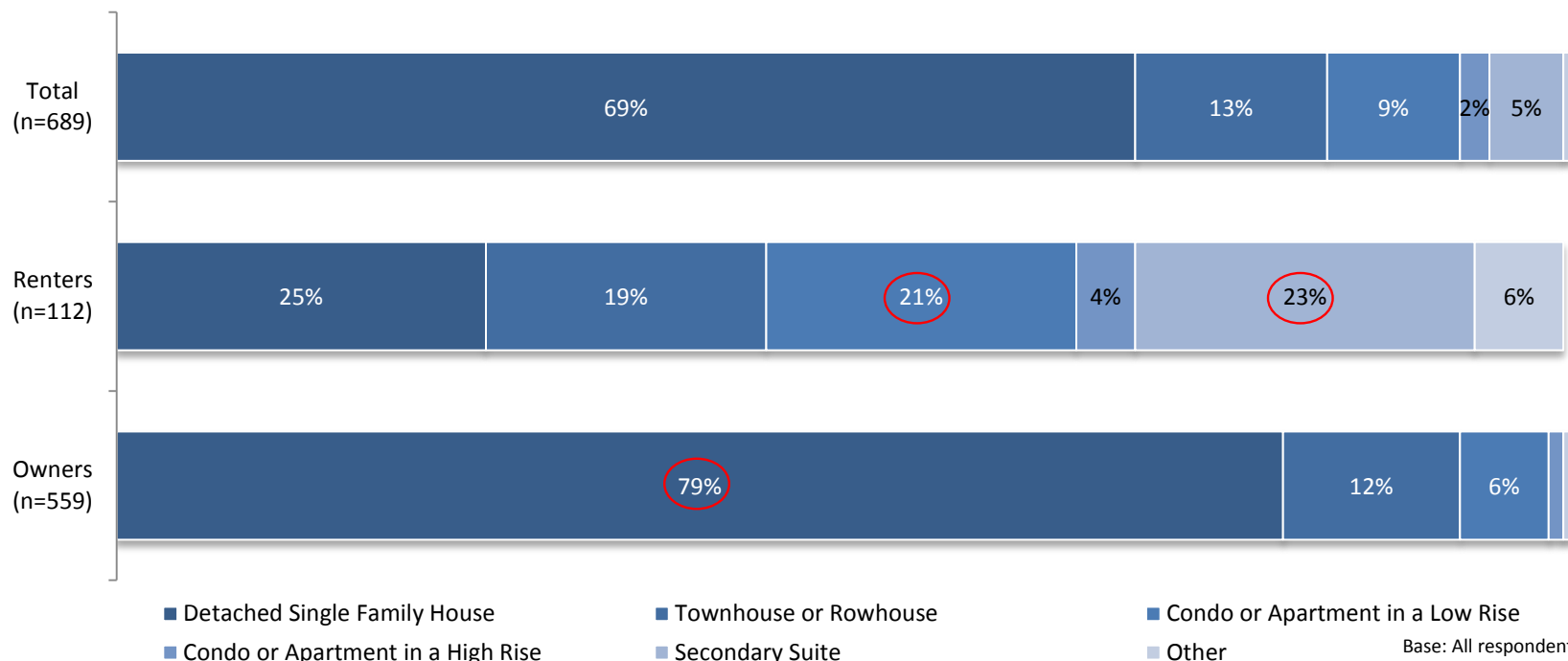


Base: All respondents.

## ACCOMMODATION TYPE

- Seven-in-ten residents (69%) currently live in a detached single family home. This is by far the most common type of accommodation among residents.
- That being said, renters who represent approximately 19% of the respondents, have much more varied accommodation types. In fact, only 25% rent a detached single family home while 19% live in a Townhouse/Rowhouse, 21% live in a Low Rise Condo/Apartment and 23% live in a Secondary Suite.

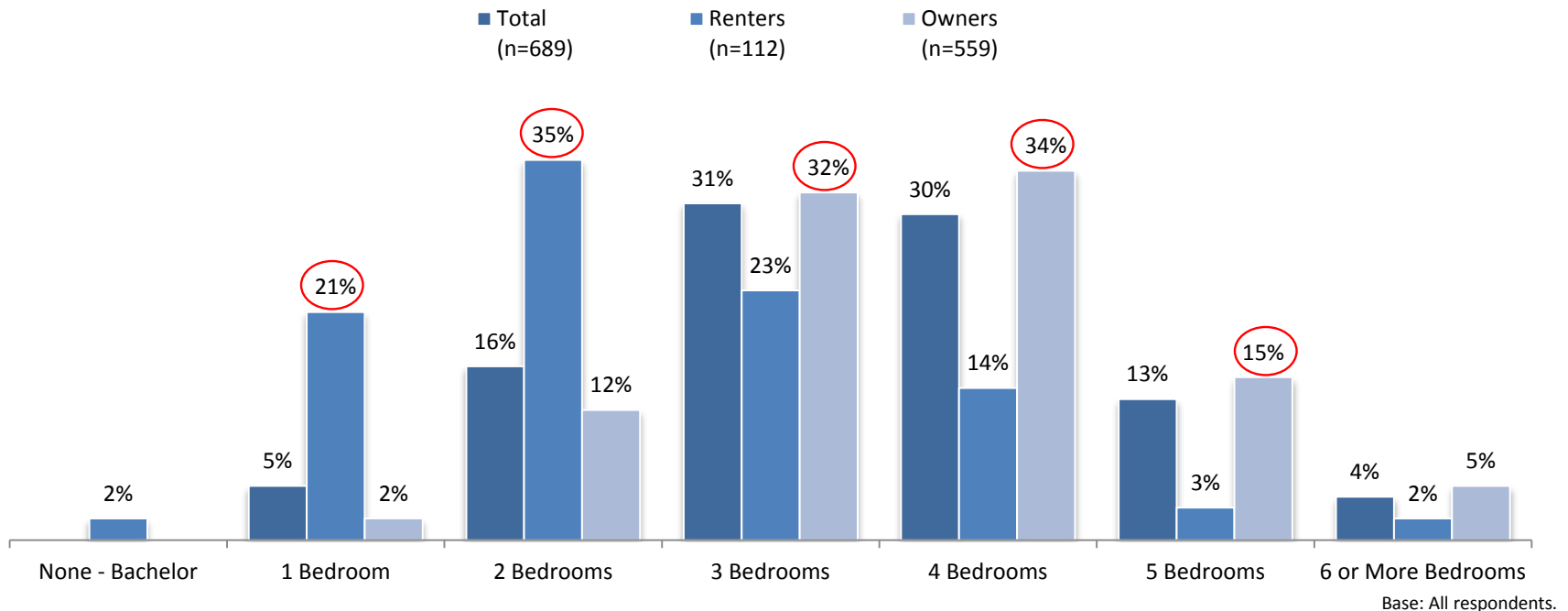
### Q5. Which of the following best describes your current accommodation?



## ACCOMMODATION SIZE

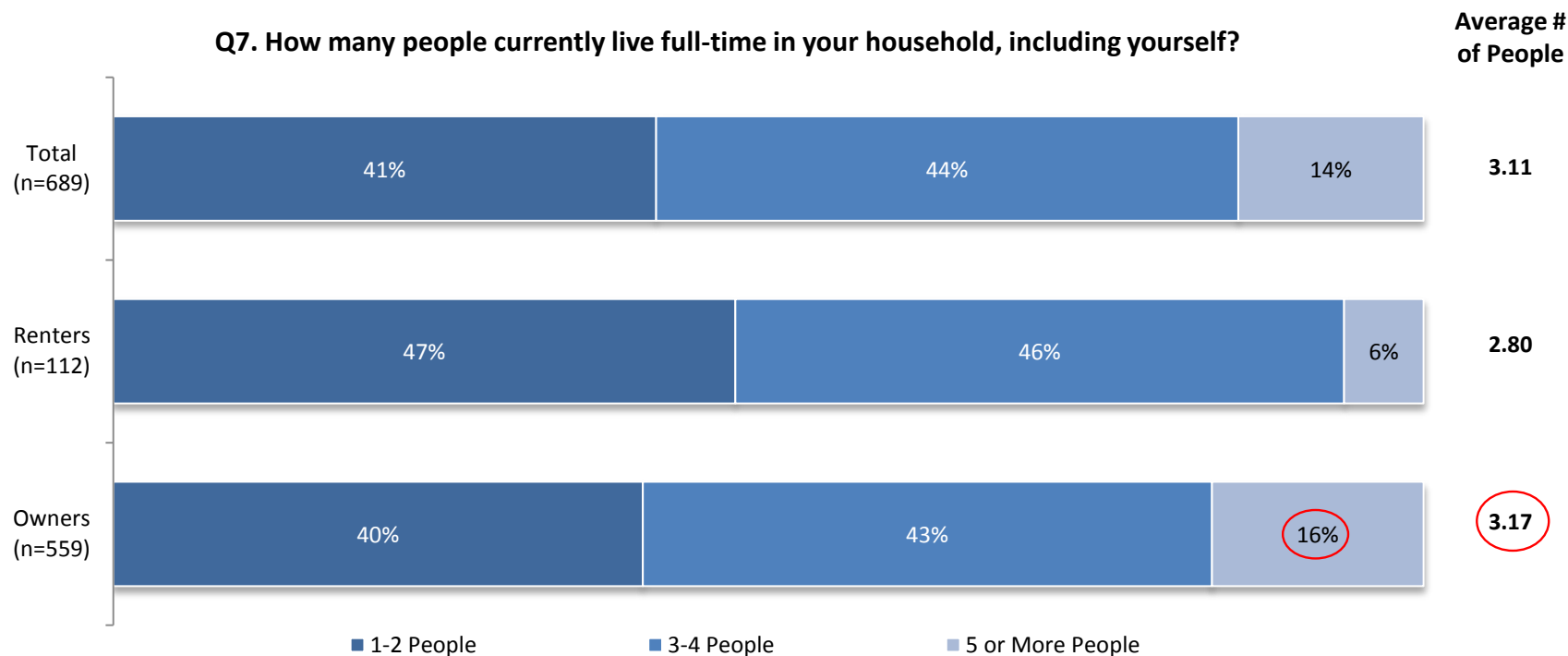
- Overall, 61% of respondents live in a home that has three or four bedrooms (31% and 30%, respectively).
- Renters tend to live in smaller homes while owners tend to have larger homes. In fact, renters are significantly more likely to live in a 1 Bedroom (21% vs. 2%) or 2 Bedroom home (35% vs. 12%) while owners are more likely to live in a 3, 4 or 5 Bedroom home (32% vs. 23%, 34% vs. 14%, and 15% vs. 3%, respectively).

### Q6. How many bedrooms do you have in your home?



## HOUSEHOLD SIZE

- Overall, 85% of respondents' household consists of 4 or fewer people. In fact, 41% of households have 1 or 2 people while 44% have 3 or 4 people.
- Renters are more likely to have smaller households with an average of 2.8 people in their household compared to an average of 3.2 people among owners.

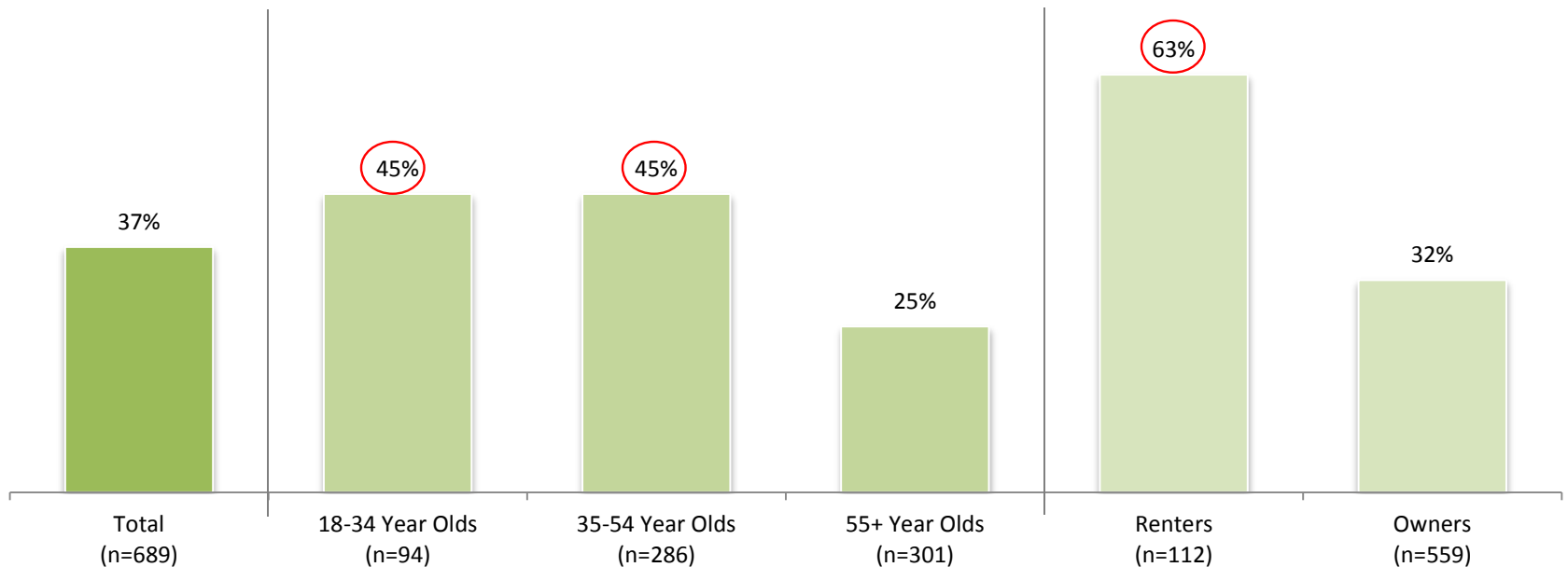


Base: All respondents.

## ACCOMMODATION SPENDING

- Overall, 37% of respondents report spending over 30% of their pre-tax household income on housing costs.
- Residents under the age of 55 years old are significantly more likely to spend over 30% of their household income on housing costs. In fact, 45% of both 18-34 year olds and 35-54 year olds spend more than 30% of household income on housing compared to only 25% of those 55 years old or older. Similarly, renters – who tend to be younger – are significantly more likely to have housing costs that could be categorized as not affordable (63% compared to 32% of owners).
- Among the nearly four-in-ten (37%) residents who spend over 30% of income, on average, these residents spend approximately 45% of their pre-tax household income on housing costs.

**Q8. Do you spend over 30% of your pre-tax household income on your housing costs including rent or mortgage, property taxes, strata fees and heating costs? (% Yes)**



Base: All respondents.

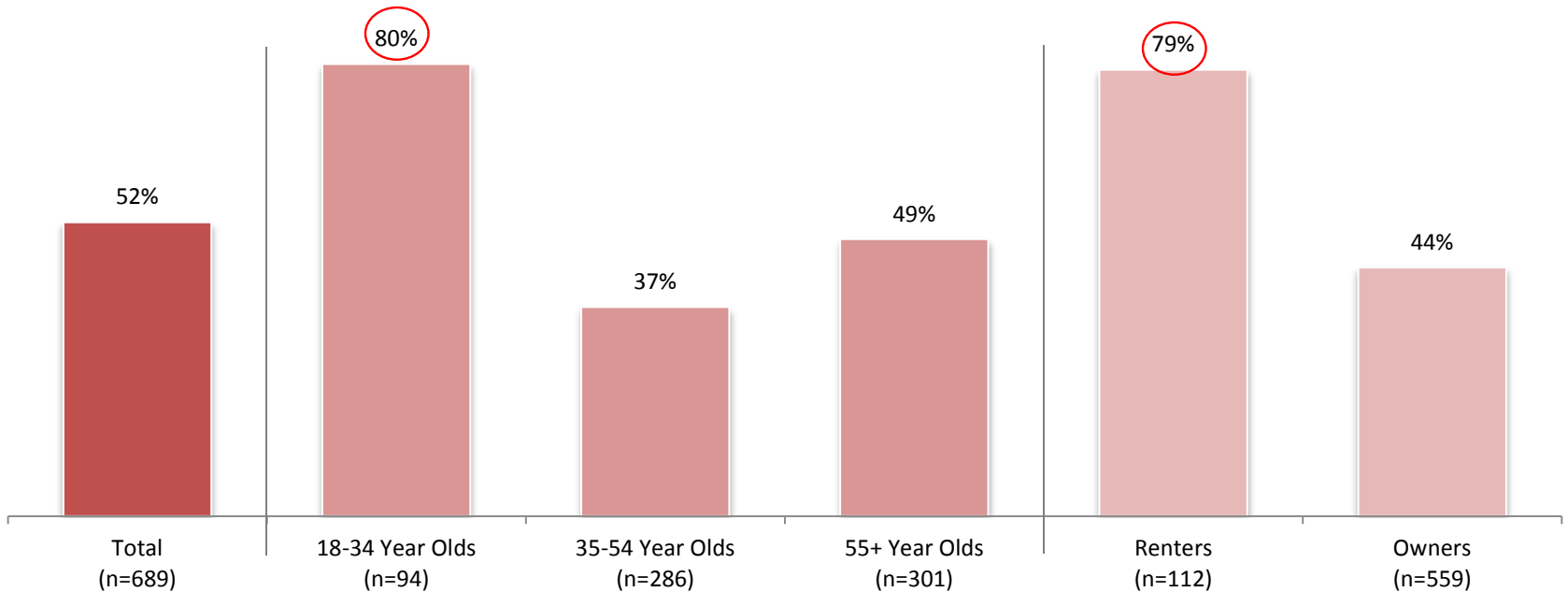
# RESULTS

## *Future Housing Needs*

## ANTICIPATED CHANGE IN HOUSING

- Over half (52%) of District residents anticipate moving from their current home over the next ten years.
- Not surprisingly, younger residents and renters are significantly more likely to anticipate moving compared to their older and owner counterparts. In fact, 80% of 18-34 year old residents think they will be in a different home compared to 37% of 35-54 year olds and 49% of 55 year olds or older. Similarly 79% of renters anticipate moving compared to 44% of those who own.

Q10. Do you think you will be in your current home in 10 years? (% No)



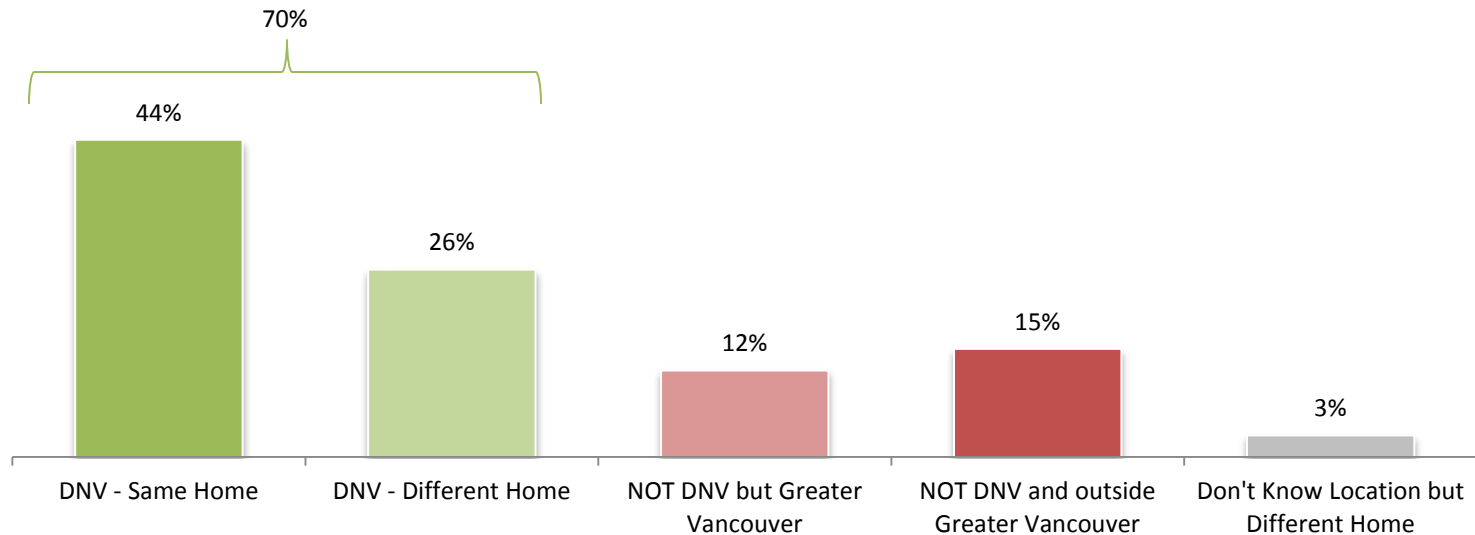
Base: All respondents.



## LOCATION IN 10 YEARS

- Seven-in-ten District residents (70%) anticipate still being in the District in 10 years although 26% note they will be in a different home than the one they are currently in.
- There is some element of emigration out of the District with 27% anticipating moving away from the District - 12% anticipate still being in the Greater Vancouver area while 15% will be out of the GVRD all together.

**Q11. Do you anticipate that you will still be living in the District of North Vancouver in 10 Years?/ Q12. Do you anticipate still being in the Greater Vancouver areas in 10 years?**

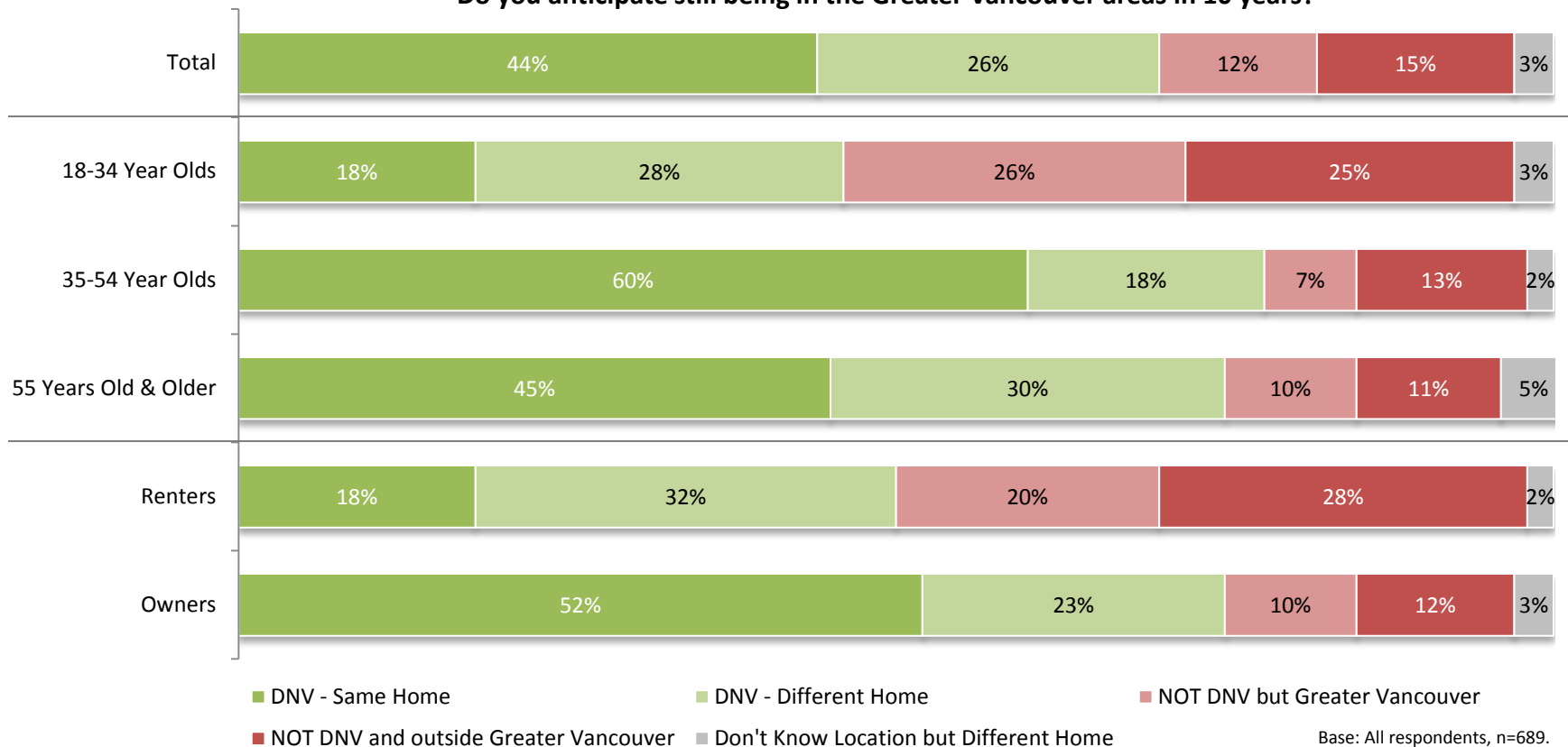


Base: All respondents, n=689.

## LOCATION IN 10 YEARS BY AGE AND OWNERSHIP

- As previously noted, over half (52%) of District residents anticipate moving from their current home over the next ten years.
- Not surprisingly, younger residents and renters are significantly more likely to anticipate moving compared to their older and owner counterparts. In fact, 80% of 18-34 year old residents think they will be in a different home compared to 37% of 35-54 year olds and 49% of 55 year olds or older. Similarly 79% of renters anticipate moving compared to 44% of those who own.

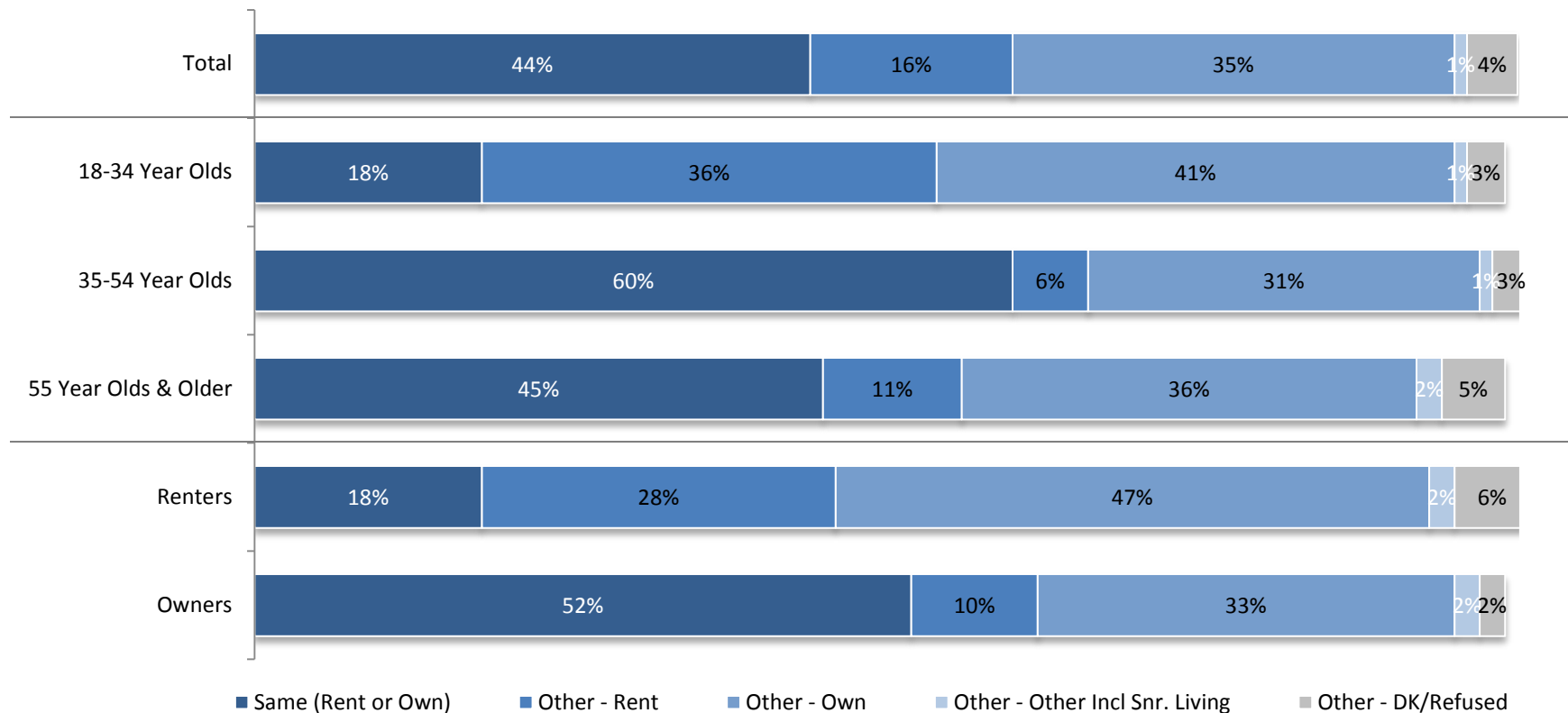
**Q11. Do you anticipate that you will still be living in the District of North Vancouver in 10 Years?/ Q12. Do you anticipate still being in the Greater Vancouver areas in 10 years?**



## TYPE OF HOUSING IN 10 YEARS

- Looking at demographics, we see that younger residents are more likely to anticipate owning a different property (may currently rent or own) in the next 10 years (41%) than residents aged 35-54 years old (31%). Interestingly, older residents appear to also be looking to own a different property. This may be indicative of downsizing.
- One-third of owners anticipate owning a different property while 52% don't plan on moving from their current home. This is in stark contrast to renters: only 18% plan on renting the same location in 10 years, 28% anticipate renting a different home and 47% anticipate owning a home.

**Q13. Do you anticipate that you will be renting or owning in 10 years time?**

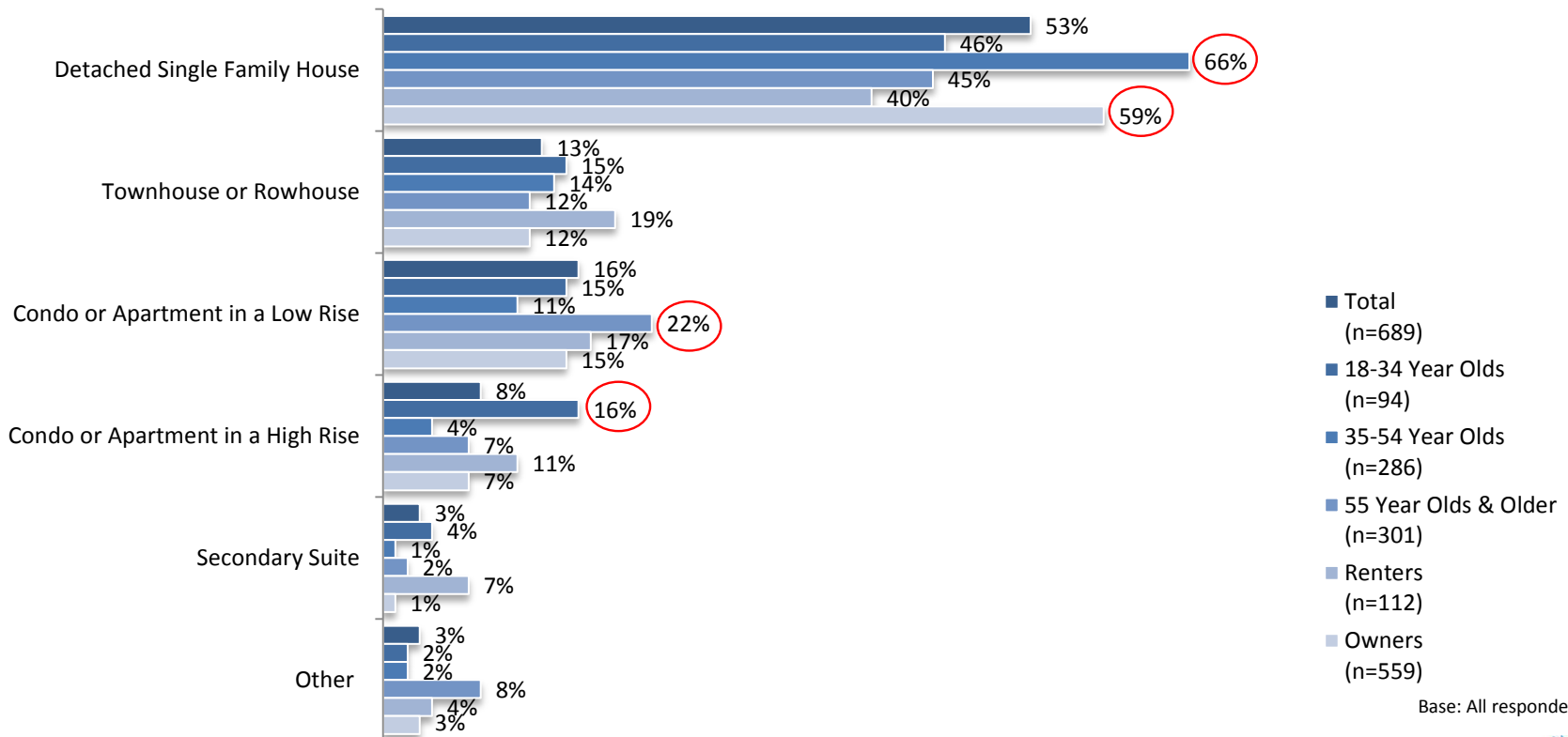


Base: All respondents, n=689.

## ACCOMMODATION TYPE

- Overall, 53% of residents anticipate being in a single family home in 10 years. The type of anticipated accommodation is similar to the current distribution; however, as observed earlier, there is a large contingent of residents who don't anticipate being in their current home in 10 years. This indicates there will be trade-off between cohorts of residents, for example younger residents may be looking to upgrade to a detached single family home while older retirees may be looking to downsize to a condo or townhouse. Owners and 35-54 year olds are significantly more likely to anticipate being in a single family home; however, these two segments are the least likely to change their current housing.
- Older residents are more likely to anticipate being in a low rise condo (22%) while 18-34 year olds are more likely to be in a high rise condo (16%).

**Q14. What kind of housing do you anticipate your household will require in 10 years?**

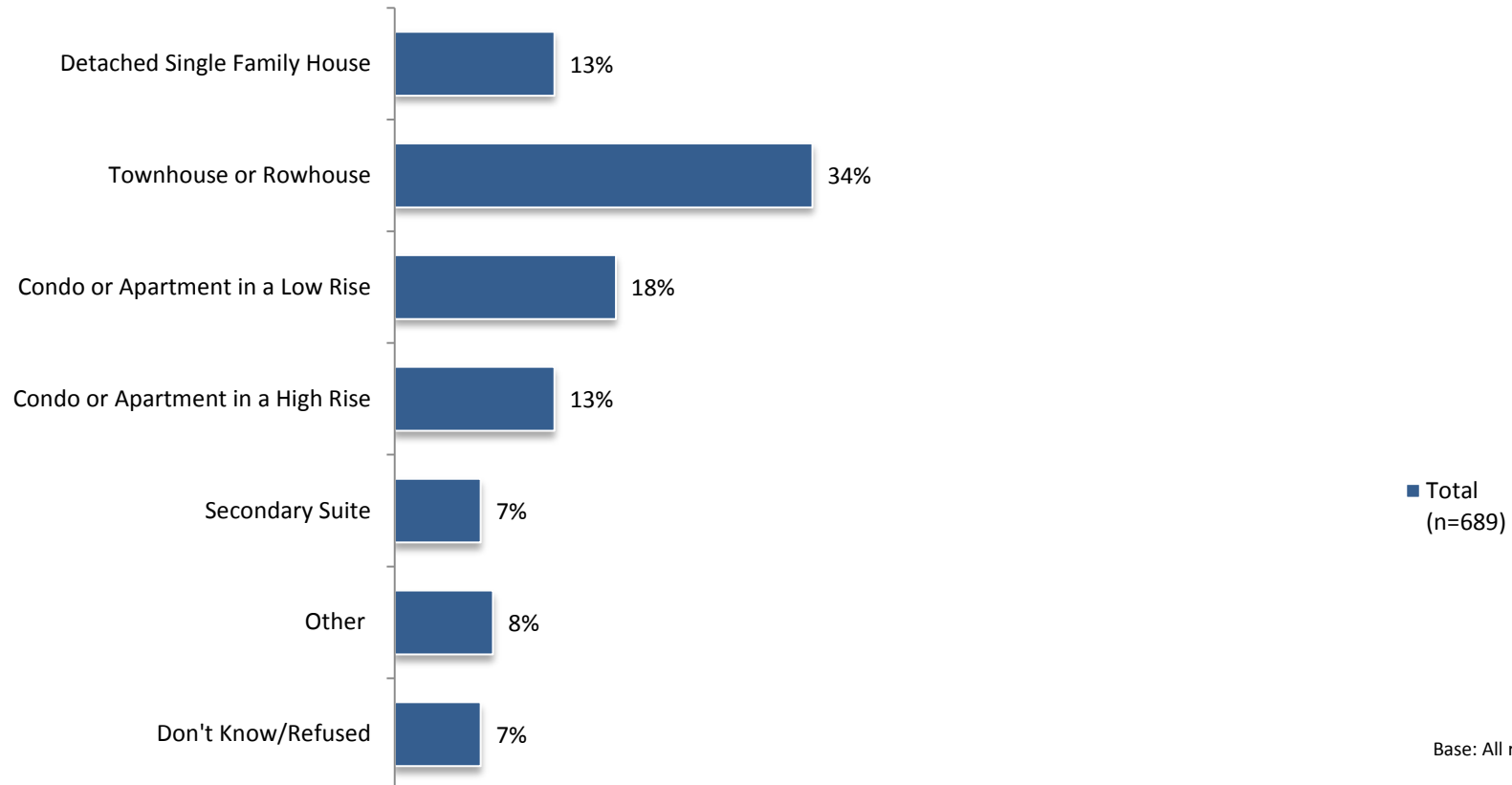


Base: All respondents.

## ACCOMMODATION TYPE

- Residents believe that the one kind of housing the District will need more of are townhouses/rowhouses (34%), condos (31% - 18% low rise and 13% high rise) and detached single family houses (13%).
- Younger residents are significantly more likely to think that the District will need more high rise condos (20% vs. 8% of 35-54 year olds) while 35-54 year olds are more likely to think the District needs more single family houses (18% vs. 10% of 55 years old or older). There are no notable differences between renters and owners.

**Q15. Now thinking about the District of North Vancouver in 10 years, what one kind of housing do you think the District will need more of?**



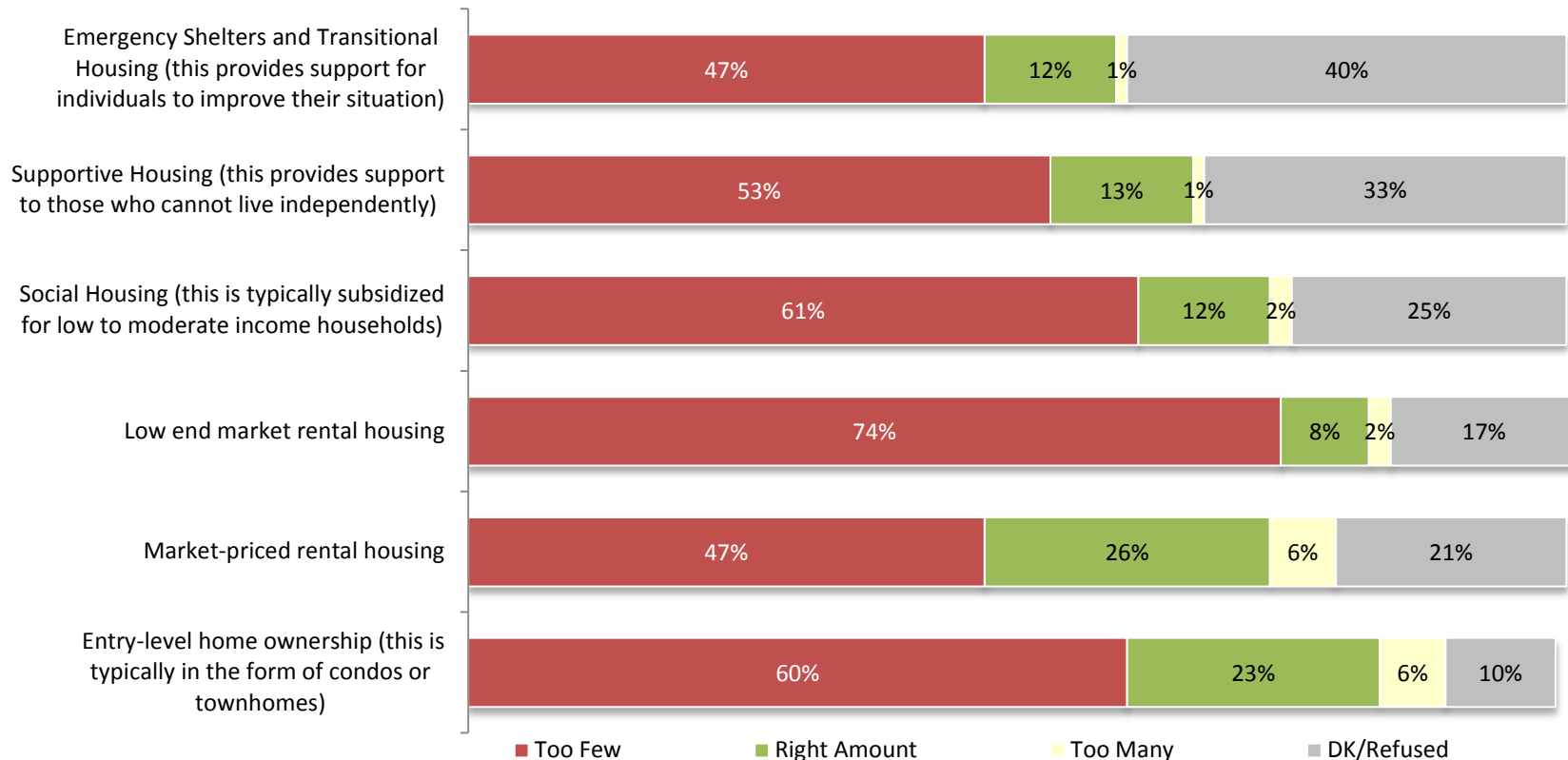
# RESULTS

## *Views on Housing*

## PERCEIVED SUPPLY OF HOUSING TYPES

- Overall, most residents believe there is a housing shortage for nearly all of the housing types tested. However, many residents don't know about the supply of various types. For example, 40% of residents don't know enough about emergency shelters and transitional housing to respond to this questions.
- Nearly three-quarters of residents (74%) think that the District has too few low-end market rentals. This indicates that residents believe that there is a supply-side issue.

**Q16. Based on what you know, have seen or have heard, would you say the District has the right amount, too few or too many of each of the following**



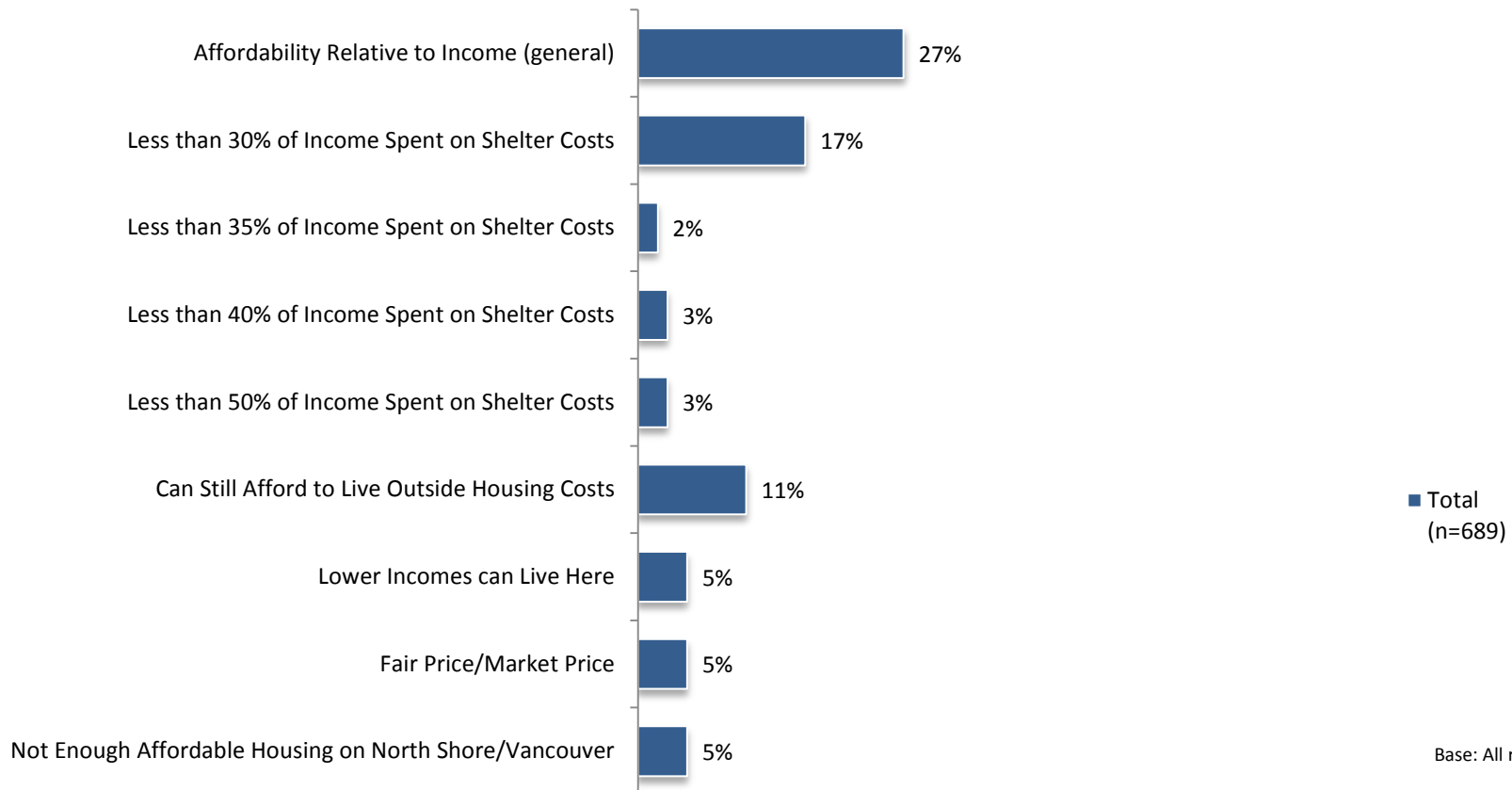
Base: All respondents, n=689.

## DEFINING AFFORDABLE HOUSING

- The definition of affordable housing is varied although generally residents qualify affordability to be relative to income in some way. Nearly 3-in-10 (27%) could not further define affordable housing but 17% did note that “affordable” is defined as spending up to 30% of pre-tax household income on shelter costs.
- There is an opportunity to provide more education around the concept of affordable housing.

### Q17. And thinking about the term ‘affordable housing’, what does that mean to you? (Multiple Response)

Verbatim Responses Available in Appendix 2





# RESULTS

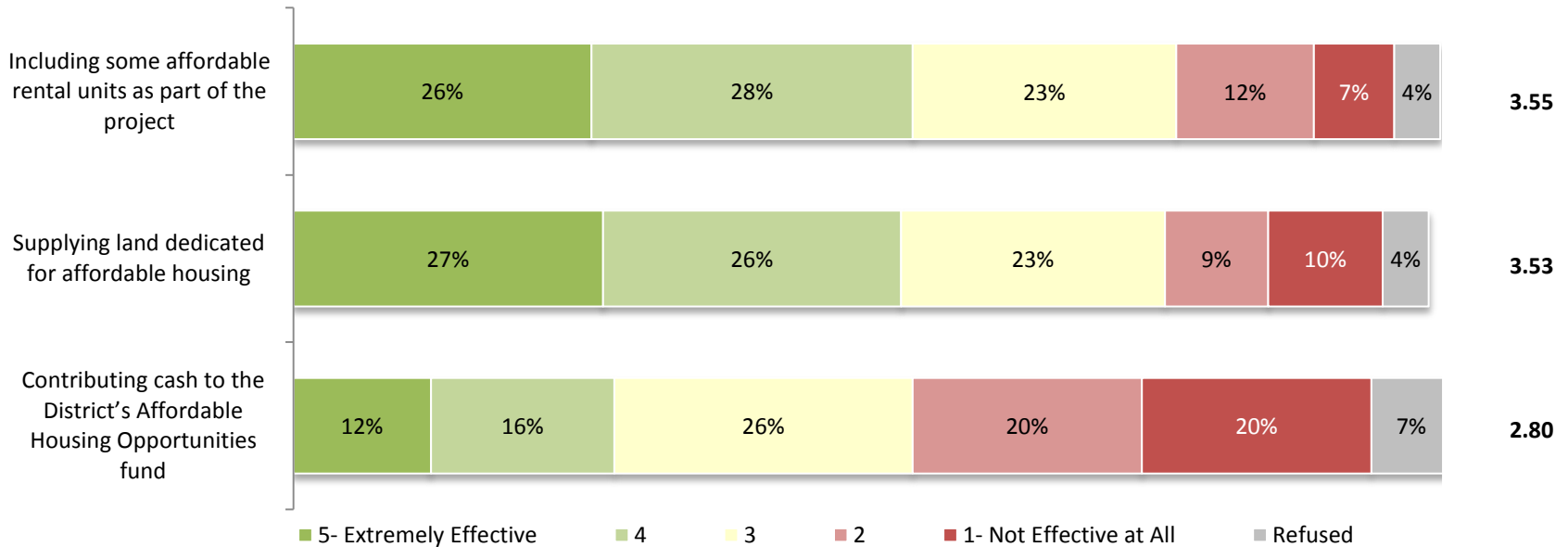
## *Increasing Affordable Rental Housing*

## EFFECTIVENESS OF OPTIONS

- Four-in-ten residents (40%) think that contributing cash to the District’s Affordable Housing Opportunities fund would not be an effective option to meet the housing needs of all District residents; however, residents do generally think that supplying land and requiring project to have some affordable rental units are effective options to meeting housing needs.
- In fact, 54% of residents think that including some affordable units as part of a residential development project would be effective (rated it as a 4 or 5 on a 5-point scale where 1 is ‘Not Effective at All’ and 5 is ‘Very Effective’) and 53% think the same about supplying land dedicated for affordable housing.
- Renters are more likely, on average to think supplying land will be effective while younger residents rate the effectiveness of these options significantly higher than their counterparts 35 years old or older.

**Q18. How effective do you think each of the following options are to meeting the housing needs of all District residents?**

**Average**

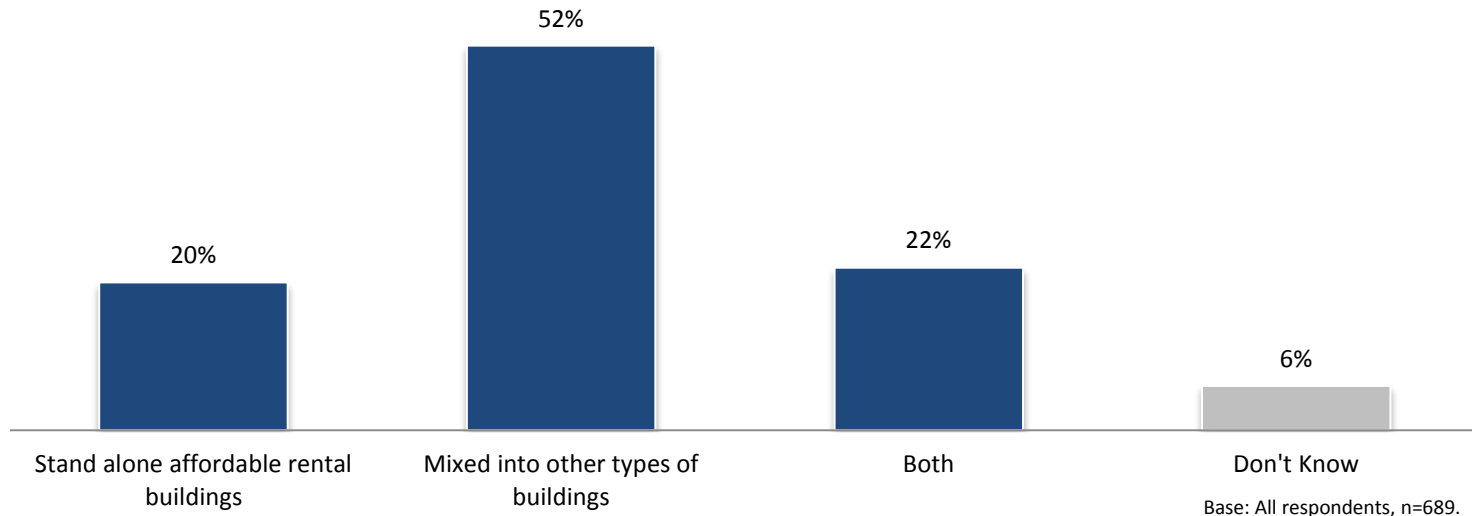


Base: All respondents, n=689.

## INTEGRATION WITH OTHER HOUSING TYPES

- Nearly three-quarters of residents think that at least some of the new affordable rental units should be located in buildings that also have other housing types. This demonstrates support for integrating affordable rental stock with market stock.

**Q19. Do you think new affordable rental units should be developed in stand-alone affordable rental buildings or should they be mixed into other types of buildings?**



Base: All respondents, n=689.

## SUPPORT FOR TRADEOFFS TO ENCOURAGE DEVELOPMENT OF MORE AFFORDABLE RENTAL UNITS

- Leasing District land for affordable rental projects is highly supported (77% somewhat or strongly support) while increasing density restrictions and reducing parking are more controversial options.
- The majority of respondents do somewhat (32%) or strongly (25%) support increasing density with renters being significantly more likely to support this option than owners in the DNV (67% compared to 54%).
- Residents appear split on this option with 48% supporting it and 47% opposing it. Younger residents are more likely than their older counterpart to support this. In fact, 61% of 18-34 year olds and 48% of 35-54 year olds support this compared to only 39% of those aged 55 or older. Given that younger residents are more likely to be renters and also more likely to use public transportation as their most common form of transportation, this is not surprising.

**Q20. Do you support or oppose allowing increased density for developments in exchange for including more affordable rental units?/Q21. Thinking about Town Centre areas, how much do you support or oppose reducing the...[parking]?/Q22. Do you support or opp**



Base: All respondents, n=689.

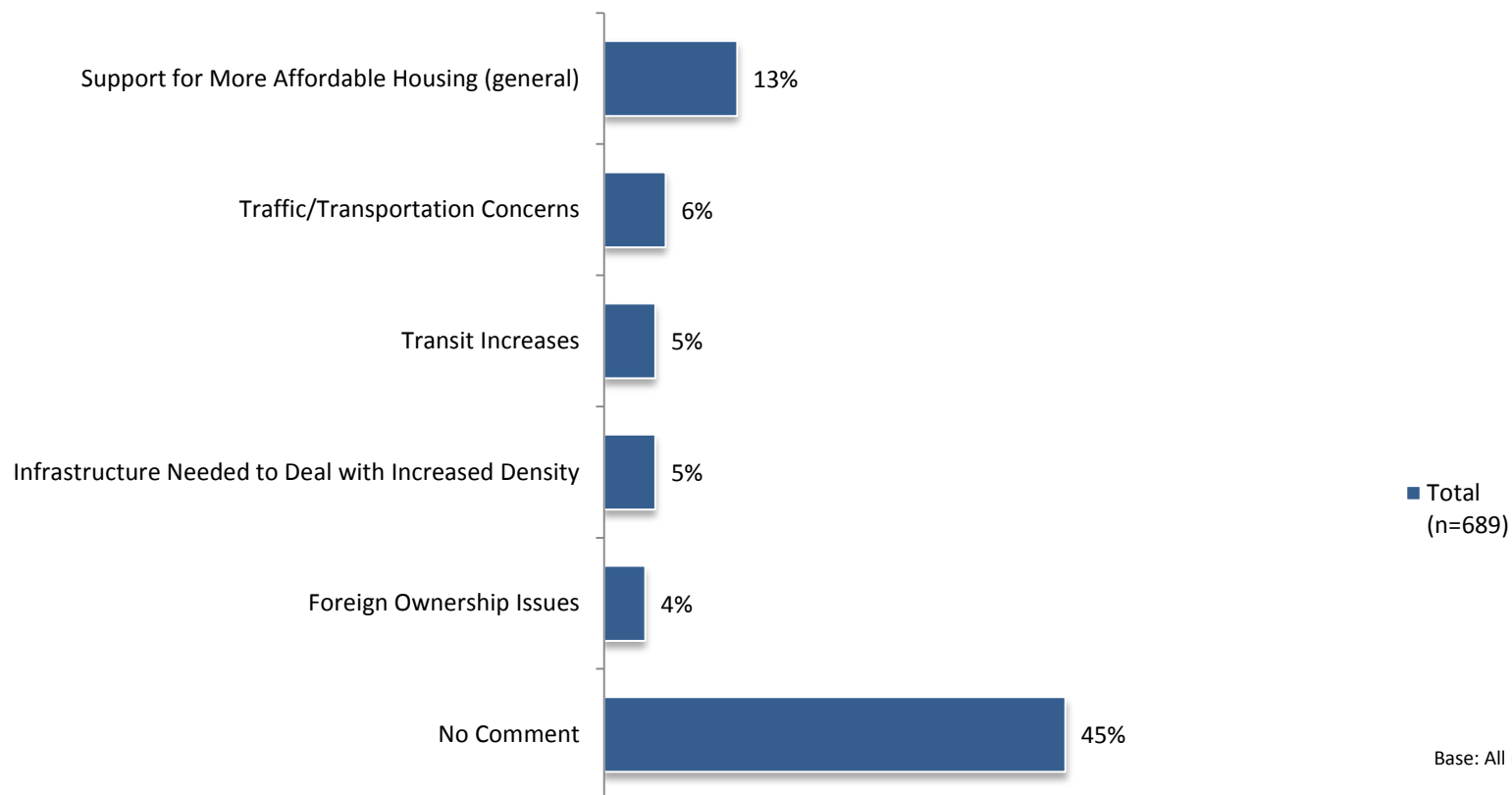
## GENERAL FEEDBACK ON INCREASING AFFORDABLE RENTAL HOUSING IN THE DNV

- Given the nature of the question, it is not surprising that answers varied dramatically. Although the richness of the information is in the verbatim responses which are contained in Appendix 2 on pages 77-102, it is important to note that most of the comments provided were focused on a general support for affordable housing but did also include some concerns about transportation, traffic and infrastructure implications with an increased population.

### Q25. Is there anything else you'd like the District to know on the topic of affordable rental housing?

(Multiple Response)

Verbatim Responses Available in Appendix 2



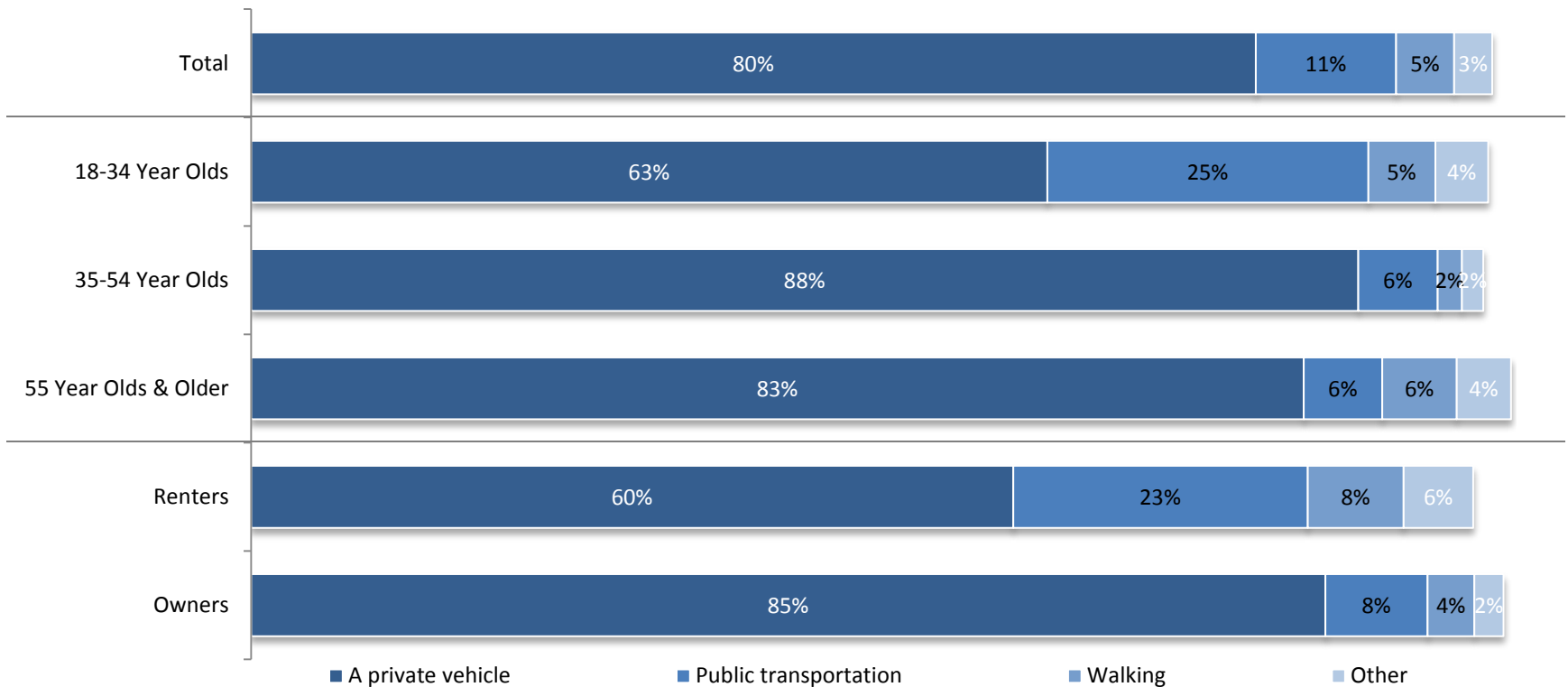
# RESULTS

## *Demographics*

## FORMS OF TRANSPORTATION

- Overwhelmingly, private vehicles are the most commonly used form of transportation for residents (80%).
- Although private vehicle continues is the most common form of transportation for all residents despite their demographics, younger residents are more likely to use transit. In fact, one-quarter (25%) of 18-34 year olds note that transit is their most commonly used form of transportation. This is significantly higher than other residents, specifically only 6% of both 35-54 year olds and those aged 55 or older report using transit as their most commonly form of transportation. Given younger residents are more likely to be renters, it is not surprising that these results follow a similar pattern.

**Q24. Thinking about your most common form of transportation, would you say it is...**



Base: All respondents, n=689.

Age	TOTAL (n=689)
16-17 year olds	0.9%
18-34 year olds	13.6%
35-54 year olds	41.5%
55 years old and older	43.7%
Refused	0.3%
Gender	
Male	40.9%
Female	59.1%



# SUMMARY AND CONCLUSIONS

- **District residents tend to be long-term residents.** With 74% living in the District over 10 years, it is not surprising that the average length of time residents have lived in the District is 22.2 years.
- **The majority of residents own their home; however, one-in-five residents rent (19%).** Younger residents are more likely to be renters, in fact, 41% of 18 to 34 year olds current rent their home. Renters tend to live in a variety of accommodation types(i.e. single family, condo, suite, etc) that are more likely to be smaller than owners. While 58% of renters live in a home that has 2 or fewer bedrooms, 54% of owners live in a home that has 4 or more bedrooms.
- **There appears to be an affordability issue within the District.** This issue has two elements: supply and spending. Although many residents are not aware of supply of all housing types on the continuum, there is a perception that the DNV has too few of most types. Particularly, 74% of respondents identify that there are too few low end market rental housing options in the DNV. This indicates that the population is aware that there is a supply problem. In addition, many residents, particularly younger renters, currently spend over 30% of their income on shelter costs indicating they are currently in situations that would not qualify as affordable.
- **Leasing District land for affordable rental projects is viewed as a highly effective option to meeting housing needs within the DNV yet reducing parking is a more controversial option.** *Leasing District land for affordable rental projects is well supported (77% somewhat or strongly support) while increasing density restrictions and reducing parking are more controversial options. The majority of respondents do somewhat (32%) or strongly (25%) support increasing density with renters being significantly more likely to support this option than owners in the DNV (67% compared to 54%). Residents appear split on this option with 48% supporting it and 47% opposing it. Younger residents are more likely than their older counterpart to support this. In fact, 61% of 18-34 year olds and 48% of 35-54 year olds support this compared to only 39% of those aged 55 or older. Given that younger residents are more likely to be renters and also more likely to use public transportation as their most common form of transportation, this is not surprising.*
- **Residents generally support for integrating affordable rental stock with market stock.** Nearly three-quarters of residents think that at least some of the new affordable rental units should be located in buildings that also have other housing types.

- **Leasing District land for affordable rental projects is highly supported while increasing density restrictions and reducing parking are more contentious options.** The majority do somewhat (32%) or strongly (25%) support increasing density with renter significantly more likely to support this option than owners in the DNV (67% compared to 54%). Reducing the required number of parking spots may pose a challenge. Residents appear split on this option with 48% supporting it and 47% opposing it. Younger residents are more likely than their older counterpart to support this. In fact, 61% of 18-34 year olds and 48% of 35-54 year olds support this compared to only 39% of those aged 55 or older. Given that younger residents are more likely to be renters and also more likely to use public transportation as their most common form of transportation (25% of 18-34 year olds most commonly use public transportation compared to only 6% of 35-54 year olds and 6% of those aged 55 or older). That being said, private vehicle continue to be the most common form of transportation for all residents.

# APPENDIX 1

## *Survey Instrument*

## Introduction:

The District of North Vancouver is conducting a survey about affordable housing in the District. They would like to hear from residents about preferred approaches to creating and maintaining affordable housing options.

**S1. Do you live within the District of North Vancouver?** *Please select most accurate response.*

1. YES
2. NO - THANK & TERMINATE
3. PREFER NOT TO ANSWER - THANK & TERMINATE

**S2. What are the first three digits of your postal code?**

1. \_\_\_\_\_ [3 Digits [A1A format]] → IF NOT ONE OF V7G, V7H, V7J, V7K, V7L V7N, V7P OR V7R, THANK AND TERMINATE
2. PREFER NOT TO ANSWER

Thank you. To get started, we'd like to know a little bit about you and your current housing situation.

**Q2. How long have you lived in the District of North Vancouver?** *Please enter the number of years below, if you have been here for less than 1 year please enter '1'.*

- \_\_\_\_\_ [VALID: 1-95]  
 PREFER NOT TO ANSWER

**Q3. And how long have you lived in your current home?** *Please enter the number of years below, if you have been here for less than 1 year please enter '1'.*

- \_\_\_\_\_ [VALID: 1-95]  
 PREFER NOT TO ANSWER

**Q4. Do you currently rent or own your home in the District of North Vancouver?** *Please select the most appropriate response.*

1. RENT
2. OWN
3. OTHER (Please specify: \_\_\_\_\_)
4. PREFER NOT TO ANSWER

**Q5. Which of the following best describes your current accommodation?** *Please select the most appropriate response.*

- a. DETACHED SINGLE FAMILY HOUSE
- b. TOWNHOUSE OR ROWHOUSE
- c. CONDO OR APARTMENT IN A LOW RISE BUILDING (i.e. up to 6 floors)

- d. CONDO OR APARTMENT IN A HIGH RISE BUILDING (i.e. 7 or more floors)
- e. ATTACHED FREEHOLD PROPERTY (i.e. DUPLEX, TRIPLEX)
- f. SUITE IN A HOUSE (i.e. basement or garden suite)
- g. DETACHED SUITE OF A HOUSE (i.e. laneway home)
- h. OTHER (Please specify: \_\_\_\_\_)

**Q6. How many bedrooms do you have in your home?** *Please select the most appropriate response.*

1. NONE – BACHELOR SUITE
2. 1 BEDROOM
3. 2 BEDROOMS
4. 3 BEDROOMS
5. 4 BEDROOMS
6. 5 BEDROOMS
7. 6 OR MORE BEDROOMS

**Q7. How many people currently live full-time in your household, including yourself? (i.e. family members, roommates)** *Please enter the number of people below.*

- \_\_\_\_\_ [VALID: 1-15]  
 PREFER NOT TO ANSWER

**Q8. Do you spend over 30% of your pre-tax household income on your housing costs including rent or mortgage, property taxes, strata fees and heating costs?** *Please select the most appropriate response.*

1. YES
2. NO
3. PREFER NOT TO ANSWER

**Q9. ASK IF Q8=YES, Approximately what percentage of your pre-tax household income do you spend on these housing costs?** *Please enter the number of people below.*

- \_\_\_\_\_ [VALID: 30-100]  
 PREFER NOT TO ANSWER

Looking to the future: Now we'd like you to think about your housing needs in 10 years.

**Q10. Do you think you will be in your current home in 10 years time?** *Please select the most appropriate response.*

1. YES – SKIP TO Q15
2. NO
3. PREFER NOT TO ANSWER

**Q11. Do you anticipate that you will still be living in the District of North Vancouver in 10 years?** *Please select the most appropriate response.*

1. YES - SKIP TO Q13
2. NO
3. PREFER NOT TO ANSWER

**Q12.** ASK IF Q11≠ YES, Do you anticipate still being in the Greater Vancouver area in 10 years? *Please select the most appropriate response.*

4. YES
5. NO
6. PREFER NOT TO ANSWER

**Q13.** Do you anticipate that you will be renting or owning in 10 years time? *Please select the most appropriate response.*

1. RENTING
2. OWNING
3. OTHER (Please specify: \_\_\_\_\_)
4. PREFER NOT TO ANSWER

**Q14.** What kind of housing do you anticipate your household will require in 10 years? *Please select the most appropriate response.*

1. DETACHED SINGLE FAMILY HOUSE
2. TOWNHOUSE OR ROWHOUSE
3. CONDO OR APARTMENT IN A LOW RISE BUILDING (i.e. up to 6 floors)
4. CONDO OR APARTMENT IN A HIGH RISE BUILDING (i.e. 7 or more floors)
5. ATTACHED FREEHOLD PROPERTY (i.e. DUPLEX, TRIPLEX)
6. SUITE IN A HOUSE (i.e. basement or garden suite)
7. DETACHED SUITE OF A HOUSE (i.e. laneway home)
8. OTHER (Please specify: \_\_\_\_\_)

**Q15.** Thinking about the District of North Vancouver in 10 years as a whole, what one kind of housing do you think the District will need more of? *Would you say...Please select the most appropriate response.*

1. DETACHED SINGLE FAMILY HOUSE
2. TOWNHOUSE OR ROWHOUSE
3. CONDO OR APARTMENT IN A LOW RISE BUILDING (i.e. up to 6 floors)
4. CONDO OR APARTMENT IN A HIGH RISE BUILDING (i.e. 7 or more floors)
5. ATTACHED FREEHOLD PROPERTY (i.e. DUPLEX, TRIPLEX)
6. SUITE IN A HOUSE (i.e. basement or garden suite)
7. DETACHED SUITE OF A HOUSE (i.e. laneway home)
8. OTHER (Please specify: \_\_\_\_\_)

**Q16.** Let's switch from forms of housing such as detached homes, to types of housing needs. Housing needs are on a continuum from emergency shelters to market-priced home

ownership. Based on what you know, have seen or have heard, would you say the District has the right amount, too few or too many of each of the following:

ANSWER OPTIONS :

1. RIGHT AMOUNT
2. TOO FEW
3. TOO MANY
4. DON'T KNOW
5. PREFER NOT TO ANSWER

[DO NOT RANDOMIZE LIST]

- a. Emergency Shelters and Transitional Housing (this provides support for individuals to improve their situation)
- b. Supportive Housing (this provides support to those who cannot live independently)
- c. Social Housing (this is typically subsidized for low to moderate income households)
- d. Low end market rental housing
- e. Market-priced rental housing
- f. Entry-level home ownership (this is typically in the form of condos or townhomes)

**Q17.** Thinking about the term 'affordable housing', what does that mean to you?

RECORD VERBATIM

- o Don't know

For the next section we'd like to give you a bit of background information:

As rising land values place home ownership out of reach for more and more people, the District is interested in your thoughts on how it can best increase available affordable rental housing.

Although there are various elements related to affordable housing, for the purpose of this survey please focus on rental housing that would be affordable to households with low to moderate income levels, which are approximately \$29,000 to \$47,000 before taxes.

In Canada, housing is considered affordable when the household spends no more than 30% of their before tax income on housing costs which includes rent or mortgage, property taxes, strata fees and heating. So, for the low to moderate income renters we mentioned, this would mean paying approximately \$725 to \$1,200 or less per month for housing.

Current rental rates for a 2-bedroom in the District of North Vancouver average about \$1,300 a month for a secondary suite, \$1,400 or more for an older rental building, and \$2,500 or more for a newer condo rental.

- Q18.** Going forward, new multi-family developments may be required to contribute to affordable rental housing in one of three ways: providing affordable rental units as part of the project, supplying land dedicated for affordable housing, or contributing cash to the District's affordable housing fund. On a scale of 1 to 5 where 1 is 'Not Effective at all' and 5 is 'Very Effective', how effective do you think each of the following options are to meeting the housing needs of all District residents:
- Including some affordable rental units as part of the project
  - Supplying land dedicated for affordable housing (IF ASKED: to be developed by the District)
  - Contributing cash to the District's Affordable Housing Opportunities fund (IF ASKED: administered by the District)

ANSWER OPTIONS:

- Not Effective at All
- 
- 
- 
- Extremely Effective
99. Prefer not to answer

- Q19.** Affordable rental housing can be built as a stand-alone building or by including some affordable units in another building. Do you think new affordable rental units should be developed in stand-alone affordable rental buildings or should they be mixed into other types of buildings?

- STAND-ALONE AFFORDABLE RENTAL BUILDINGS
- MIXED INTO OTHER TYPES OF BUILDINGS
- BOTH
- DON'T KNOW

- Q20.** The official community plan and zoning restricts the density of development. How much do you support or oppose allowing increased density (in the form of height or number of units) for developments in exchange for including more affordable rental units?

- Strongly oppose
- Somewhat oppose
- Somewhat support
- Strongly support
- Prefer not to answer

- Q21.** Currently, developers are required to a certain number of parking spots per unit in a development. Thinking about Town Centre areas, how much do you support or oppose reducing the required number of parking spots for a development in exchange for including affordable rental units?

- Strongly oppose
- Somewhat oppose
- Somewhat support
- Strongly support
- Prefer not to answer

- 6.** How much do you support leasing District owned land for affordable rental projects?

- Strongly oppose
- Somewhat oppose
- Somewhat support
- Strongly support
- Prefer not to answer

And a few final questions about yourself and your transportation practices:

- Q22.** Do you own or lease a vehicle? *Please select most accurate response.*

- YES
- NO
- PREFER NOT TO ANSWER

- Q23.** Thinking about your most common form of transportation, would you say it is...

- A PRIVATE VEHICLE
- CAR-SHARE OR CARPOOL
- PUBLIC TRANSPORTATION
- WALKING
- CYCLING
- OTHER

**GENDER.** Please indicate if you are:

- Male
- Female
99. Prefer not to answer

**AGE.** Which age group do you belong to?

- Under 18
- 18-34
- 35-54

- 4. 55 and above
- 99. Prefer not to answer

Q24. Is there anything else you'd like the District to know on the topic of affordable rental housing?

TEXT BOX

- No Comment

COMPLETE MESSAGE: That completes the survey, thank you for your time and feedback. Have a wonderful day.

THANK AND TERMINATE MESSAGE: Thank you very much for wanting to provide your feedback. We are looking to hear from residents of the District of North Vancouver at this time. Have a wonderful day.



# APPENDIX 2

## *Open-End Comments*

## Q4. DO YOU CURRENTLY RENT OR OWN YOUR HOME IN THE DISTRICT OF NORTH VANCOUVER?

Live with parents
I live with my parents.
Live with my family
I live with my parents
Still living at home with my parents
I live with my mother and my mother owns the home
Lives with parents.
I rent from my parents
My dad owns it
I am staying with my parents. They own it.
I'm a student and not paying any rent in my parent's home...
Rent from my parents.
My parents own it
I live with my parents and don't pay rent.
Live with my parents
With my parents who own the home
My parents own their home and I live in it with them.
We live rent free in a place my in-laws bought for us as an investment for themselves until we can hopefully buy our own place.
Co-op housing
Co-op
Live in nanny
Live with parents

## Q5. WHICH OF THE FOLLOWING BEST DESCRIBES YOUR CURRENT ACCOMMODATION?

Room
Motorhome
Rancher
Rented room in a rented townhouse

### Q13. DO YOU ANTICIPATE THAT YOU WILL BE RENTING OR OWNING IN 10 YEARS TIME?

I hope that I will be living in a place that I can afford in 10 years time.
We will go into senior's living. We are already booked into the edgemont village.
Neither one. I think I will be in a home by then, renting I guess.
Don't know, 50 50.
It depends on the cost of living, cost of property taxes, cost of minimum wage.
Don't know
I don't know
Renting: far too expensive to consider purchasing
Hopefully owning. But given the fact of skyrocketing house price, it's unlikely.
Would like to own
No idea, I would like to own but the market is rising astronomically, far more than inflation.

## Q14. WHAT KIND OF HOUSING DO YOU ANTICIPATE YOUR HOUSEHOLD WILL REQUIRE IN 10 YEARS?

Land with a detached home, like an acreage.
Assisted living
Senior's retirement home.
Senior residence
A care hospitable or facility
I'd probably be in a home or dead, one of the two.
Condo in a retirement home
Senior citizen home
Nursing home
Senior's home
Senior's home
A condo but don't know if low-rise or high-rise.
Condo
It just depends on what's out there in ten years.
No home. I'd be 100 and I don't want to be here at 100.
Townhome or condo in low rise or highrise (equally).
In 10 years time I might not even be alive.
Attached suite in a house or apartment/condo in a high/low rise
Half duplex
Co-op.
Log cabin
Rancher
Would like to be in somewhere like we are now. Big enough for our family but not sure that will be possible
Unsure. We just don't know.
I have no way of guessing in 10 years time with the real estate prices the way they are, what I can afford at any salary.
We might be in a different country by then. It is so hard to tell.

### Q15. NOW THINKING ABOUT THE DISTRICT OF NORTH VANCOUVER IN 10 YEARS, WHAT ONE KIND OF HOUSING DO YOU THINK THE DISTRICT WILL NEED MORE OF?

Townhomes
Both apartments in low-rise and high-rise.
Units available for rent (condo/apartment in lowrise of highrise)
Suites in houses and rowhouses
Alternative family low rise, it may not be a typical rental freehold.
They should not change it. They are changing the whole fabric of the place. They are eroding the place by densifying it. It's not a place to live as 15 years ago, not as good.
Affordable!
Places where families can live
It's what the District wants or needs, not what you think they do.
Accommodation for down-sizing seniors of more than 1000 feet.
Co-op housing
Care homes for the frail elderly
All types
A combination of all of the above.
Multi family dwelling in general
Condos but with a lower cost
Affordable rental property.
Condos and townhouse, rental units
Bigger townhouses or condos for young families.
Multi family dwelling
More rentals for families
A combination of all those things, a blend.
Apartment for low income family
Low rent apartment family dwellings.
Co-operative
I think they should think of every form of housing..
Coach house in a single family lot
Mixed of low rise apartments, townhouse, some social housing.

### Q15. NOW THINKING ABOUT THE DISTRICT OF NORTH VANCOUVER IN 10 YEARS, WHAT ONE KIND OF HOUSING DO YOU THINK THE DISTRICT WILL NEED MORE OF? ... [CONTINUED]

All of the above listed are required.
All of the above listed.
It would have to be affordable for the people who lived here for so long.
I think it's more the cost and accommodating young people so that we have young families in the District who aren't necessarily wealthy.
Either attached freehold property or 3 bedroom (plus) townhomes, (both equally)
Row house, laneway homes, smaller property, more suites.
Smaller 2 and 3 bedroom single family homes
6 floor apartments in a low rise building and townhouses.
A mix of the above.
Low rent family housing. Could be townhouses, duplexes, low rise condos. Needs common area for children to play.
Low cost housing
A mix, not one solution
Neither the District, nor the city, will need more of any of the above. There are too many new developments currently, destroying much of the green space which makes North Van appealing in the first place.
A variety of cheaper housing
All of the above
Area of smaller houses of 2500 square feet to accommodate more families
Carriage homes
Combination of townhomes and low rise condos
Cooperatives
Mixture of townhomes condos low rise and highrises
More affordable townhouses
More low income rental apartments
Senior homes
Senior housing
Senior housing and family housing which are affordable
Seniors residences

### Q15. NOW THINKING ABOUT THE DISTRICT OF NORTH VANCOUVER IN 10 YEARS, WHAT ONE KIND OF HOUSING DO YOU THINK THE DISTRICT WILL NEED MORE OF? ... [CONTINUED]

Smaller lots
Subsidized co-op housing
None. North vancouver is getting so busy it is ridiculous.
None
None, no housing, no more building. We don't enough bridges to get all the people off the north shore.
None. Please stop building.
They should no more housing
I don't know



**Q17. AND THINKING ABOUT THE TERM ‘AFFORDABLE HOUSING’, WHAT DOES THAT MEAN TO YOU?**

Not having to spend over 30% on it. Having more transitional housing. Making it more on par with what people are actually earning.
Spending 10% of income, and being able to save for a down payment in five years.
Not spending more than 30% of your household income. You can still experience life, have hobbies, buy groceries, etc.
Spending less than 30% of your income and still afford things like travelling, schooling.
Housing that families earning 35-60 a year can afford to purchase. New developments that aren't built in such a way with high end finishing or high end appliances to make them affordable for average families. So these families can purchase something of a reasonable size for family size.
I think it should be 15% to 30% of your income. Foreigners should not be allowed to buy property or own property. They should be taxed highly for the properties they already owned. Only landed immigrants and canadian citizens should only be allowed to buy property here.
Something the average family can afford and doesn't cost more than 30% of their income. My children can't live in North Van despite they have good jobs.
Spending less than 30% of your pre tax income on housing, there is a definitely lack of housing greater vancouver
30% of your income, based on housing co-op. Government should partake more in subsidies, both provincial and federal.
30% or less of housing income. The government should control the rental, like before. We used to pay one week's wages. The mortgage was fixed at 6%, and that was better. The upcoming generation must be able to afford to live here.
No more for a family than 30% of their income, and it does not have to be ownership. Rentals are fine, but there must be guarantees of not tearing homes down, and moving people into unaffordable areas
20% for most people. If more, then more in-law, laneway homes or nice basement suites to offset cost of living in single detached house and for that matter, townhomes as well
20% of your earnings to be spent on housing like mortgage and down payment.
25% of household income
25% of the income
30 percent or less of your income
30% of gross income on housing
30% of income and all children should be able to have their own bedroom
30% of income on housing for different groups of people, e.G. Singles, couples, families.
30% of your household income spent on housing costs.
30% of your income devoted towards housing costs.

## Q17. AND THINKING ABOUT THE TERM ‘AFFORDABLE HOUSING’, WHAT DOES THAT MEAN TO YOU?... [CONTINUED]

30% or less of household income.
30% or less of household's income spent on housing.
30% or less of income spent on housing.
30% or less of income.
30% or less of taxable income
A certain percentage of your income - 30% - to be spent on housing costs. But this is impossible with minimum wage jobs.
A person should spend no more than 25% of their gross income keeping a roof over their heads. That would include property taxes, mortgage and hydro.
A quarter of your income for housing
A single family unit that is around 30% of the household family income.
About 30 percent of your income on housing
Affordable housing means less than 30% of your income.
An individual should not be paying more than 25% of their gross annual income on housing.
At a rate that does not stress out owners. 25% after tax would be good.
Does not require you to spend over 30% of your income.
For all people, housing costs do not exceed 30% of their income.
For average and low income people not paying more than 30% of income.
Having the family live in less than 30 percent of their income
Housing cost should be proportionate to personal income, especially for people in the age range 20-35, and lower income households. 30% is good.
Housing doesn't not take 30 to 35% percent of a person's income.
Housing for young families that is affordable and shouldn't cost more than 30 percent
Housing people can afford on 30% or less of their income.
Housing that costs 30% or less of your income, which also meets your needs, not just a 500 square foot place.
Housing that costs less than 30 percent of my annual income
Housing that costs no more than 30 percent of your income
Housing that needs your personal needs and is 30 or less of your income
It means you should be able to spend no more than 30% of your income and you should be able to pay back your mortgage within 25 to 30 years.
It should be 20 percent of your income

Q17. AND THINKING ABOUT THE TERM ‘AFFORDABLE HOUSING’, WHAT DOES THAT MEAN TO YOU?... [CONTINUED]

It should be 25% or less of your total net income.
It should be 30 percent of income
It should be 30% or less of a household's income
It should be 30% or less of your income spent on housing.
It should be around 30 percent of your income.
It should be not more than 30 percent of your income for housing costs.
It should be only 25 percent of your income
It should not be more than 30 percent of the income
It shouldn't be more than 30percent of your income
Keeping an appropriate roof over your head in your desired area for less than 30% of your pre-tax income.
Less than 25 percent of my income
Less than 30 percent of your income on rent
Less than 30% of a household's dual income, with decent mortgage rates.
Less than 30% of a household's income spent on housing costs.
Less than 30% of your gross income
Less than 30% of your income spent on housing costs.
No more than 30% of your family/gross income
No one should spend over 30% of their income on housing.
Not more than 30 percent of your income
Overall spending related to housing less than 30% after-tax income
Paying 30 percent or less or your income
Paying less than 30% of your income on your mortgage.
People being able to buy and only spend 30% of their household income on affordable housing
People should not spend more than 30 percent on housing
Rent or mortgage payment = 30 percent of income
Somebody can afford housing and usually pays 25 to 30% of their income.
Someone who is a nonprofessional to own or rent with housing costs below 30 percent pre-tax income
Something a person can afford with 20% of income.
Something that takes up 25% of your income.
Something that young families can afford to get into without consuming over 30% of their housing income now.

Q17. AND THINKING ABOUT THE TERM 'AFFORDABLE HOUSING', WHAT DOES THAT MEAN TO YOU?... [CONTINUED]

That means you pay less than 30% of your income on mortgage or rent
The ratio of what you earn and what you have to spend should be higher. It is relative to the nominal cost of market housing in other municipality areas. 30% or less of housing income.
Whatever people can pay, roughly 30% of their income
Where you can live in a house and it doesn't cost more than 20-30% of your income.
You should not spend more than 30 percent of your income on housing costs and taxes
You shouldn't be spending more than 30 percent of your income
You shouldn't spend any more than 30% maximum of your income on affordable housing.
You spend no more than one quarter of your income
A house that doesn't take more than 20% of a person's income
Affordable housing is relative to the income of each household but should be such that the household spends no more than 30% of their gross income on housing (inclusive of strata fees, taxes etc).
Based on 30% criteria, you should not be putting over 30% of your income on housing costs.
For me it would mean a person should spend no more than 25% of his salary. For example if a person works in a grocery store and he earns \$1,000 a month then he should not pay more than 25% of his salary i.e., \$ 200 on his housing costs.
House, apartment, condo in the price range to be affordable by an average family income. 30% is the ideal.
Housing less than 4 times yearly household income or less than 25 percent monthly income.
Housing that doesn't take up more than 30% of your monthly income or put families into significant life long debt
Housing that is an acceptable percentage of your income - ~30%
Housing that is easily affordable to a median or lower earner of the population, at a rate of no more than 30% of gross income.
Housing that is not in excess of the average families income. 30% of the average families income to pay for mortgage.
Housing that suits your needs which does not cost more than 30% after tax income.
Housing that takes no more than 30% of your income for lower earning families.
Housing that would be at the 30%of peoples' wages.
Housing within 30% of your income.
Ideally, it would be an even ratio for the local income of people working in the area. 25-30% tops of the income.
If you spend more than 30% of your income, then it's not affordable.
It depends on an individual's situation. It has to be within 30% of your gross earnings. It is a sliding scale.
It has to be housing that consumes no more than 30% of a family's household income.
It is related to people who would like to stay in the area where they are if they could afford it. 30% or less of income should be used on housing costs.

Q17. AND THINKING ABOUT THE TERM ‘AFFORDABLE HOUSING’, WHAT DOES THAT MEAN TO YOU?... [CONTINUED]

It means a place to live and where people don't spend more than 30% of their income
It means affordable for the average wages earned ie: 30 percent of income
It means an averaged 30% based income,
It means it is 25% of your income, should be no more than that.
It means the cost of the housing should be approximately 30% of the average couple's household income.
It means you don't pay more than 30% of your income
People should spend 30 percent or less on their income
People would not have to spend more than 30% of their income in order to be able to live here.
Safe, in good condition and does not cost over 30% of income (rental or ownership)
Should be less than 30% of your gross salary.
Should not go above 30% of your gross income, and should include a bit of yard to keep people solid.
Someone can afford to live in given their income, as you mention before, 30% of your income would be great, I think more people are spending more on that.
Someplace decent where you don't have to spent more than 30% of your income on mortgage or rent.
Spending approximately 30 percent of pre taxed income
That the person could either purchase the house or rent the house without having to give up a big portion of their income. Less than 500,000 for a mortgage. It's almost impossible to find for rentals. That the rent is only 30 % of their income.
That would mean spending 30% of your income on rent or mortgage and utilities, etc.
The appropriate percentage of my pre-tax income is aligned to housing (~30%)
To me it means a house that is within the 30% of your total income
Being able to spend 33% or less of your income on housing. It offers a variety of types of housing for people who are on social assistance or others who need it. Being able to own in your lifetime.
A person can find a place to live that is no more than 35% of their take home pay and can have income for other things.
Affordable housing should not take more than a third of your income. Money only goes so far and it should not take away from your groceries money.
35% of your income on housing and housing-related costs.
A third of your gross salary.
Affordable housing means housing that doesn't take up more than 35 percent of your income.
Housing that is affordable to the person renting. Usually a third of the persons income
It should be ~35% of your income spent on housing costs.

Q17. AND THINKING ABOUT THE TERM ‘AFFORDABLE HOUSING’, WHAT DOES THAT MEAN TO YOU?... [CONTINUED]

Lower than 35 percent of your income
No more than 30 or 35% of your gross income. Should go to servicing your house
People using not more than 35% of monthly or annual income to pay housing costs like mortgage, maintenance, utilities, property taxes.
Something that costs 30 to 35% of your pre-tax income.
Something that one can afford on salary that is being paid now and that should be no more than one third of their salary
Something that the average population could afford based on their income. That would be the third of your income. There should be affordable housing available based on their income bracket or income based on statistics.
If you have to spend more than a third of your income, it starts to affect your quality of life.
It means a residence where the costs are less than one third
Something where your rent or mortgage is a third of your family income
That you can have a mortgage that does not take up more than a third of your wages, also options for co-op housing.
With an average income, the average home should take up under 40% of income. Total homeownership and rental costs should be nearly equal.
Affordable means 30 to 40 percent of your income
Does not take more than 40% of your income.
Housing requiring less than 40% of gross income.
Housing that can be met with 30 to 40% of your after-tax income.
Housing that takes up roughly 30 to 40% of your family income.
Lower than 40% of taxable income.
Paying 40% or less of your gross income.
Spending less than 40 percent of your income on mortgage and the other essential costs
Where individuals aren't paying more than 40% of their income for housing.
You can afford to pay for your housing needs, maybe 40% of after tax income.
Housing that is within less than 40 percent of average pre taxed income
Housing that require less than 40% of your income
I think it is almost impossible for my children to have a property of their own in North Vancouver. Anything over 40% of total household income spent on the mortgage is too much, too stressful.
In reality, 40% of a person's income is spent on housing, but it should be less.
It means a housing cost which are inline relating to 40% of your average employment income.

**Q17. AND THINKING ABOUT THE TERM ‘AFFORDABLE HOUSING’, WHAT DOES THAT MEAN TO YOU?... [CONTINUED]**

Look at what the average income is, and if they are spending 30%-40% on housing. If people today have to work 15 years or borrow from parents, then it is not affordable housing.
The ability to pay for housing within 30-40% of income.
You don't have to spend half your salary on housing. You can still have a comfortable lifestyle after paying for mortgage, property taxes.
A home that I could be able to afford without spending more than 50% of my income
Being able to spend less than 50 percent of your income on housing
Half your income.
Having shelter, hydro, heating within 50% of your income, not needing to have multiple people living in each room.
Housing that 50% of the population can afford.
Housing that can be lived in and be able to work in the area, the income or the housing cost must match the income cost and being able to spend less than 50 percent on the purchase of your dwelling
Housing that costs less than 50% of someone's income.
It means that a person could have a reasonable good lifestyle without spending over 50 percent on housings
It means that I'm not paying more than 50% of my income
It means to spend less than 50 percent of your salary on rent
It shouldn't take more than half of your net income
Means that somebody can spend less than 50% of their gross income
No more than 50 percent of you family income
Not being more than 50% of your income
Not paying half of your income rent or mortgage
Rent or mortgage less than 45% of household income
That families would need to spend considerably less than 50 percent of their income
You pay less than 50% of your take home pay - net - on housing.
It is a house that's cost does not exceed 50 % of your total household after tax income
That you don't have to spend over 50% of your salary into your home, either rent or owning.
Based on your income, you can afford to have a mortgage, and still live comfortably.
Being able to cover the rent or mortgage and still provide necessities for your family
Being able to have a job, pay your rent and have food. You can't do that on minimum wage. It's impossible.
Housing affordable for a 25-30 year old on a typical income without being house-poor.

## Q17. AND THINKING ABOUT THE TERM ‘AFFORDABLE HOUSING’, WHAT DOES THAT MEAN TO YOU?... [CONTINUED]

Housing that people can live in within their means and still afford to pay for their other needs.
People should be able to live a comfortable life on the salary they are making
That the average person can afford to rent in the area that they want to live. You can afford to go on a holiday. I don't want to live pay cheque to pay cheque.
It means based on current average income, be able to enter the market and purchase a home within their means. And still be able to afford other expenses while saving for the future.
Something you can afford that makes sense on your income, balancing all your bills and still being able to pay for your lodging, rent or mortgage.
Something that is affordable to people right now and North Van District is not.
It is a misnomer because people use it as an element of class warfare frequently. "Affordable" is what people can manage to pay, but you must consider the market. The bottom line is that minimum wage earners have no inherent right to afford to own real estate in an upscale market.
People who live and have lived in the DNV should be able to purchase a home. Not just wealthy and/or foreign owners
It means something that suits people's income. The general public's income has to meet the housing market. I'm worried that the younger generation's income doesn't match the high cost of living in this city. That's not right. My own children have difficulties.
Something that a person with a fulltime job can afford with a 25 year mortgage. So under a million.
To be able to afford with my income. Not a million dollar home. Maybe \$250,000.
It means housing that someone is able to live in the house. And doesn't take away a huge amount of their income when they're being paid minimum wage. The housing needs to be safe and clean and in a good state.
A place you can match with your income
A residence that people can afford on their salary.
Ability to own a home within their economic means.
Affordable housing is a house that people can live in, have money to pay for it
Affordable housing is what people can afford in terms of their actual income
Affordable housing means that a house that you are able to afford it.
Affordable housing to me means providing an undisturbed living area for all people within the District. Whether this be through townhouses, condos, or laneway houses - I believe all people who work hard to live comfortably deserve to be able to do so.
Affordable means that people can afford it
Affordable to many people.
An adequate percentage of your salary
Anything that a family or an individual can make ends meet in, what with payments and bills.



Q17. AND THINKING ABOUT THE TERM ‘AFFORDABLE HOUSING’, WHAT DOES THAT MEAN TO YOU?... [CONTINUED]

Based on being affordable on an average income. My first house was affordable - brand new and \$50,000 at the time.
Being able to cover rent and/or mortgage each month, meaning you need to have the income to do that.
Being able to own a home on a living wage.
Being able to reasonably pay for rent/mortgage
Good quality housing that is a reasonable amount of the family income.
Houses that most people can afford.
Housing costs aligned with average incomes
Housing costs taxes and other living expenses should be affordable to a variety of income levels
Housing that a young couple could afford the mortgage on.
Housing that average middle earner families can afford to live in, in this community.
Housing that is affordable for the average income.
Housing that is affordable to the average person, not just to the few.
Means housing that is with an average income that can afford.
One that would reflect the tenant's income.
Rent or mortgage costs relative to income are within "normal" historical range.
Rental prices should be affordable for the average wage earner
Something that a working person can comfortably afford.
Something that fits your budget, salary-wise.
Something that is only a certain percentage of my living wage.
Something that most people who want to own or rent a home can afford.
Something that people can pay for with the amount of money they get
Something that somebody can afford, like current residents. What is currently going on in the District is ridiculous in terms of housing prices.
Something that you can afford to live in.
Stuff people can afford,
That a young person can buy it and they won't be underwater if interest rates go up.
That it falls into the right percentage of somebody's income
The income it should correlate on the housing expenses
The ratio of mortgage against income of a family is just getting way out of proportion.
Where the rent is determined by the income of the individual

Q17. AND THINKING ABOUT THE TERM ‘AFFORDABLE HOUSING’, WHAT DOES THAT MEAN TO YOU?... [CONTINUED]

You would only spend a certain amount on your housing cost.
You wouldn't be spending all the pay cheque on your housing.
A condos type housing, more affordable than a single housing home
A home that anyone can buy
Accommodation for someone who is at average income and afford a property and to live.
Affordable housing is the situation in which people of all ranges of income who work in an area, or those who are part of the community whether they work or not (due to inability, age or other situations), are able to afford to live in that area.
Affordable housing means it should be a lower percentage of our pre-tax household income.
Affordable low rise apartments and town homes
All levels of income should be able to live decently depending on their relative state of income. Make it equitable all across the board, for poor, middle, and upper class.
Average house cost for the average salary of residents here, \$600,000.
Being able to purchase property in which you can expect to pay off with a realistic mortgage. Would probably require a minimum of 50,000-70,000\$ income to do this
Cost of rent or mortgage leaves enough money for food, clothing, transportation and entertainment. Difficult as it varies from person to person so a percentage of net income is probably more accurate.
Homeownership that the average person can afford
House that I don't have to over bid on. House I can actually pay for what it's asking. Something that I can afford.
Housing for people who work in the District of North Van. They should be able to afford housing according to what they earned. It should be owned by the District and leased.
Housing that a large majority of the public can afford within a reasonable budget.
Housing that can accommodate the average population in terms of income, taking into account other expenditures necessary within this community.
Housing that does not take all of somebody's income
Housing that doesn't absorb all of your disposable income.
Housing that is attainable for the masses, not just the few wealthy
Housing that is available at the price that is reasonable to the income of people in the area
Housing that is in keeping with salaries.
Housing that people can afford based on income level. They make the efforts to save to acquire the house.
Housing that people can afford to live in, based on average incomes in the area, compared to housing prices in the area, basically what it would cost to buy or own a home

## Q17. AND THINKING ABOUT THE TERM ‘AFFORDABLE HOUSING’, WHAT DOES THAT MEAN TO YOU?... [CONTINUED]

Housing that people can afford with the average salary
Housing that people can get into the market to achieve home ownership
Housing that someone with an average income is able to afford.
Housing that within reach of individuals who are making average income in the geographical area. Affordable housing doesn't need double income to afford it.
Housing that you can afford with a full time job
Housing that younger families just starting out could afford in this community but not necessarily a house.
Housing where individuals don't have to spend excessive amounts in relation to their income.
Housing which is about 3 times a person's income, which is what it was about 40 years ago. You can't do that now.
Housing which is affordable within the context of the average household income.
I can pay my rent for a 3 bedroom house.
I guess it would be affordable to the average income of District of North Vancouver residents.
I guess it's a house depending on your income i.e., It's different for someone making \$100,000.00 dollars a year and it's different for someone who is earning \$24,000.00 a year, and it also depends on the age group. Somebody needs to look at it, and are the young people are owning it or not
I guess that people can afford it.
Ideally, home ownership that is appropriate to income range.
If you can afford to buy or rent a house
In line with average income.
Income-based housing cost
Is something that they can afford based on the wage they get from their employer.
It all depends on how much a person makes that is used for housing before they have any disposable income.
It depends on how much you make. Someone making 30,000 isn't the same as our household.
It does no longer exists in the District of North Vancouver, it is something gone beyond the range, you cannot afford it
It fits within your ability to pay for your other basic needs.
It is a house that one can buy within your salary.
It is for the average person who work hard, both mom and dad and yet we can't afford nothing.
It is something that a family of average income would be able to afford.
It is something that someone can get a mortgage on and then pay that mortgage back by retirement age.
It means a house that an owner could easily afford without compromising their financial stability
It means a house that someone who is making over a hundred thousand dollars in a year can afford it

**Q17. AND THINKING ABOUT THE TERM ‘AFFORDABLE HOUSING’, WHAT DOES THAT MEAN TO YOU?... [CONTINUED]**

It means a house that you are able to afford with spending less than 80% of your total income
It means a person with an average paying job could, if they were careful, afford to own a house in North Vancouver.
It means by the time somebody gets to age 40 that they should be able to have sufficient down payment to buy a home
It means either rental housing within reason in terms of rent or any ownership that is reasonable within reasonably salary. It's achievable within reasonably salary.
It means first time buyers can get into the market. They shouldn't be providing low cost housing here. 1st time buyer can't afford a million dollars home.
It means houses that are affordable to people, and their situations and incomes which vary, as does the definition of the word "affordable".
It means housing that people with regular incomes can afford without living beyond their means.
It means people who work full time and put all effort into it should be able to buy or rent something.
It means someone can get into the market with the price they can afford.
It means that a co-op is a possibility in this lifetime, pension rates.
It means that a person's ability to sustain themselves based on their income is equivalent to what they can have reasonably for a economic outlay.
It means that people are making intermediate income, there's no way that on the salary my husband and I made would that we could buy a house. Both of us were professionals.
It means that we have access to a diverse community and people with diverse incomes have access to homes within the community.
It means that you can afford it
It means that you can live in the place where you grew up if you want to. If people have decent jobs, you can live wherever you want to.
It means that young people who are working should be able to afford to own or rent a home. And certainly young professional should be able to own a modest home.
It means there are place for family to rent within their budgets.
It means to have a range of housing types available to meet different income brackets. Having accommodation of rental and purchased housing that will ensure that young families will live in the District.
It means we need to have accommodation for everyone in society. Therefore, more low cost housing and rentals.
It means what the average person can afford.
It relates to family gross income to cost of housing
It should be a certain percentage of the average family's income.

## Q17. AND THINKING ABOUT THE TERM ‘AFFORDABLE HOUSING’, WHAT DOES THAT MEAN TO YOU?... [CONTINUED]

It should be more in line of earnings and wages
It's a joke, it depends on who thinks it's affordable
It's a term that should not be bandied about, it's something I can afford at a particular time.
Matching the income availability of people to the appropriate size housing, bearing in mind they might have a family.
Means people who are earning an average wage around 73000 a year should be able to buy a house not a condo and people who are earning that kind of income are having a difficult time to buy the condos that are being built here that are too costly. The cost of homes are driving people out of the District as the homes are going costlier, it's astonishing, we could not sell our town house and buy something we want to live in.
My son should be able to afford an apartment in the neighbourhood
Paying less for housing
People can afford to live in the North Vancouver District
People can pay for the first down payment and mortgage.
People in their early thirties should be able to afford a home with a good down payment
People that can afford housing in the north shore
People that can be able to afford it
People with family income should be able to afford housing.
Pricing relative to average income.
Ratio of income to mortgage should be much lower.
Reasonable price based on income
Relative to the environment you're in and I think there is enough affordable housing currently.
Should be based on a person's income and ability to pay
Some people in their thirties should be able to afford to buy or rent a place.
Somebody with a modest income, \$50,000 or so, can afford suitable accommodation.
Someone can purchase a home based on their current income, and not being in debt for the rest of their lives.
Someone making the average household income should be able to afford something.
Someone that makes income and owns a home without going into hardship.
Someone who has a job in Vancouver and spends their money reasonably, can afford a home after saving for 34 months or a reasonable amount of time.
Something I can buy out right
Something we can support by our monthly income.

## Q17. AND THINKING ABOUT THE TERM ‘AFFORDABLE HOUSING’, WHAT DOES THAT MEAN TO YOU?... [CONTINUED]

Something within the budgets of most young people (20s - 30s).
Something within your income.
Something you can afford, and it's getting fewer and far between.
Spending no more than one weeks pay per month on all housing costs.
That average people with could afford a house
That people can live with the income that they have
That people can pay a certain amount of their salary on rent
That people could be able to afford to buy a single detached house
That people who make a reasonable living can buy a home that they comfortably enjoy.
That people with an average income can afford be able to afford a house in North Vancouver
That young people with an average income can get into the market
The affordability is about the amount you earn.
The average Canadian resident can afford to live somewhere.
The average income is \$47,000, and the housing cost must be relevant to salary. There is complete lack of leadership from politicians on this issue.
The cost of the house is five times the annual income of a person or couple who want to buy.
The general population can afford to rent or own on the north shore.
The percentage of income spent on accommodation. Includes utility, property tax and maintenance, rent and repair and mortgage and strata fees.
The prices have to be down reasonable for mortgage, they can't afford to get high mortgage. You need to decrease the price of property and increase the income of people.
There should be a parallel between income and housing costs
To me condo is affordable for me.(Low-rise).
We can afford the kind of housing we require.
What people here can afford to pay for.
With a total household income of \$100k people should be able to buy a 1500sq foot home
You can afford (own) a house with ten years' worth of income.
Housing that provides clean and safe living to meet low income and middle class families.

**Q17. AND THINKING ABOUT THE TERM ‘AFFORDABLE HOUSING’, WHAT DOES THAT MEAN TO YOU?... [CONTINUED]**

I understand the term affordable housing generally means homes for lower income people but in my opinion as middle class family I would like to be able to raise my family in a single family home like the one I was raised in on the north shore. It is near impossible for my husband and I to afford a 1.5 million dollar house on one full time and one part time salary even though we make over \$120,000/ year combined. I would like to see less overseas investors monopolizing our real estate market and more single family homes built.

Affordable for lower income families, people going through or just out of post secondary.

Affordable housing means that the rent or mortgage payment is manageable to an average income.

Being able to live on disability amount.

Can pay for it on minimum wage.

Housing for low income people who can not afford market housing

Housing priced for people with low incomes or not yet able to get on the housing ladder

Housing that people with lower incomes can afford.

It should be affordable for people on minimum wage to live here.

Low end, lower than market housing, either in rental or in sales.

Low income

Low income. It means affordable housing for low income wages.

Lower income housing

Lower income families can afford to live here

Manageable on minimum wage

People on social assistance should be able to afford housing based on income.

Something a low income earner can afford.

Something that allows individuals with lower income to afford to live in the District of NV

That means that people with less income, can live here. People with lower income can afford to live in the north shore.

The government has to subsidize housing for lower income earners.

Young, low paid, single professionals being able to afford houses and homes of their own with reasonable transit to their workplaces, and being able to move into larger properties.

Cheap and spacious for new owners/renters

Easier access ( more choices, meeting needs of low income families, children and people with disabilities, women transitioning out of violence, new immigrants) to affordable housing

Entry level housing.

Housing for people with relatively low income.

## Q17. AND THINKING ABOUT THE TERM 'AFFORDABLE HOUSING', WHAT DOES THAT MEAN TO YOU?... [CONTINUED]

Housing for working people unable to cope with market value. I believe that some families need the opportunity to purchase at low interest rates over a long period of time say 40 years. We need to think carefully what the criteria should be. We do not want to make life easy for those who do not need help.

Housing that is accessible to people with less than the median income

It has a connotation of housing provided by social policy within the community. It's cheaper and below market prices.

Just to assist people in paying for housing who would normally not be able to live in this area.

Less expensive and more affordable housing

Means rent control, just like they have in New York for young people and people starting out

People who are low income, should be able to have some shelter, it should be more designed for low income people

Social housing, people with social disability. We need housing for the disables desperately.

Something that a college age student could start off in with a low income.

Subsidized housing

To me affordable means that young people starting out in life are able to buy a home

Affordable by an ordinary, middle income family. 30% of income spent on housing cost is good.

A family with a modest income should be able to buy a house or town house

A house that someone with a university education and a half decent job can put a down payment on with a partner with relative ease.

Affordable ownership or rental based on middle income.

An average middle income family can afford to live in North Van

Being able to be a property owner and be middle-class.

Housing that people in medium level jobs could afford. Not the people that are making \$600,000 a year but people making \$100,000 a year.

Mid to high income earners would be able to buy a house.

Middle class families can afford it.

Moderate income and available/adequate retail housing

Where the average wage earner in the community can afford housing.

You can afford it on a living wage. \$40-50,000 would be reasonable, in terms of owning.

A single, detached home that I can buy on an average (formerly middle class) income. I've been saving since I was a teenager and have perfect credit, but I'll never own a home in the lower mainland.



**Q17. AND THINKING ABOUT THE TERM ‘AFFORDABLE HOUSING’, WHAT DOES THAT MEAN TO YOU?... [CONTINUED]**

Both rent and house prices that can be afforded on certain income bracket, that is not the top 1 percent of people, but affordable by people who are working and making slightly above average wage in an area. Also affordable to people that are in their 30's which are younger adults.

Housing that persons with middle class income, can afford, e.g.. \$100,000.00 combined income for North Van.

Housing that someone with an average, possibly slightly above average, salary could afford to purchase

It can't mean that everybody can access everything. There should be something available for rentals. The price of a detached dwelling has to be reasonably attainable by a professional living in the District.

It means housing that reasonable to moderate incomes can afford. It is accessible to younger demographics who are just starting out.

Some sort of housing that a typical middle class person could afford

Someone can live in the District on a moderate income.

Family can afford to live in a home on 1 income or less than 25 to 30 % of total income ,including singles and seniors.

One bedroom apartments that a single person with an average salary for a person in their 20's with some post secondary education or experience. For a family, affordable is a home with three bedrooms that two working adults can afford if they both work 35-40 hours a week. A family home does not necessarily have to be a detached home on land, it could be an apartment or town house (but with public outdoor space), or a semi-attached or row house. I don't include minimum wage unskilled work, such as MacDonald's server, or business executives in this 'average' salary. It should also not take a person's entire salary to afford housing, there should be some left for saving and some for discretionary spending such as a restaurant meal (vacations to Mexico or Hawaii, or getting the newest gadget, not included in discretionary spending).

A family can afford it on one or two incomes.

You can afford a house and still save for retirement on a single income.

A one income family should be able to afford a home.

A single income family with kids could live in a respectable house. I don't think that's possible in North Vancouver without assistance of some sort.

Affordable by a single income family.

Affordable by a single income family.

Affordable for less privileged people like single parents.

Single dwelling homes for a single family

Single income people should be able to buy

Single parents with kids and/or handicapped people can't afford to live in an apartment. Hard for young families to start.

Something that a single, hardworking person could afford.

When people can do with one income

Q17. AND THINKING ABOUT THE TERM ‘AFFORDABLE HOUSING’, WHAT DOES THAT MEAN TO YOU?... [CONTINUED]

One wage earner would be able to afford housing
People who have children and have one income and can't pay the rent, they have to have a reasonable amount for their rent. We need more of the affordable housing for low income people
Something I could afford on my own without having to borrow money from every single relative or the bank. If I qualify for it without having to get relatives.
Something that a family could live in and support with one major wage earner. What's happening now, my kids and their friends are having to be subsidized by parents. You should be able to buy your own house if you're making \$70,000 per year.
Housing for people who both work and spend less than 50% of their income
A place where people who have two family incomes can live in comfortably and do other things as well, so it does not take up all the income to pay the mortgage.
A single detached home that is affordable to dual income families.
For an average, two income family to afford a detached entry level home.
Housing a working couple can afford
It would be a place where an average 2 income (2persons) can afford the monthly payments.
Affordable for young families or two couples getting into the market with actual houses, not overpriced-yet-rundown houses.
Affordable housing is something that a couple can afford to buy or young couples seeking equity.
Housing that a dual income family earning less than \$200,000/year could purchase.
Housing that two people working full time can cover their living expenses.
If you have two people with two above average jobs, they should be able to afford to afford a townhome.
It means that 2 incomes can sustain a mortgage without going over a third of your salary going towards your mortgage.
It means that you can have family with 2 people working, where they can purchase a home to live, assuming family gross income of 75. However, this is no longer possible in the District
Pricing. Right now the pricing is so high that with a single family with both adults working they cannot afford to buy a house because the price is so high.
Affordable would be housing for local person with income to buy.
It means where children who have grown up in the District can stay in the District. Teachers and office workers can afford to live in the District. They can't afford to do that now.
It should be low enough to be afforded by local people, not foreigners who don't live here.
Affordable housing means something I'd be able to live near my family at least close to where I want to live without being ridiculously wealthy or going in debt.
Affordable housing means that once I've finished my studies at the university I will be able to buy a house. That is no longer possible here, but if you live in greater Vancouver, you should know that already.

Q17. AND THINKING ABOUT THE TERM ‘AFFORDABLE HOUSING’, WHAT DOES THAT MEAN TO YOU?... [CONTINUED]

Affordable housing means that the millennial would be able to live or purchase in the District.
Being able to afford to live in your community, whether where you grow up or work.
Being able to live where I would like
Housing at prices that allow people to make the choice to stay in the community of their choice regardless of income.
It should be affordable enough for people that grew up here to buy a house.
Our housing is unaffordable to the people who work and pay taxes here.
That my children can live on the north shore
A house to buy in your preferred neighbourhood. One that you can afford without risk of losing it.
Accommodation for people who cannot afford market priced housing but want to live in the community.
Housing that the majority of the people working in the area can afford to live in.
I mean people who work should be able to live close to where they work. They shouldn't have to move far.
If you have a job in the area, the median wage should pay for housing where your job is located.
It means housing that is available for all people that live in the District be they low or no income to those that have an income.
It means my kids can afford to move out and live independently in the community they grew up in.
It means that local people who live here with local income are able to afford housing, whether it's a condo or apartment or house.
It means to me anyone who wants to live but most importantly the young ones and individuals with disabilities can live in the community that they grow up in
It means to me that people like nurses, police and firemen should be able to live in the community that they work in.
People who grew up here should be able to stay and own a home
People who live in the community should be able to afford a home or apartment to live
That people who were born and grew up here would be able to live here.
That you can afford to pay the rent or own a place that you desire to live in.
There is a mix of housing options for District residents
That allows people a good standard of living without spending 50% of their income on housing costs.
Affordable housing would meet the needs of the individual without compromising their lifestyle and within their earning capacity.
There is a gap between what one's income is and affordable housing.
A person should be able to live within their means
A place to live that allows you to still afford the rest of your life, where you still have reasonable disposable income afterwards.

## Q17. AND THINKING ABOUT THE TERM 'AFFORDABLE HOUSING', WHAT DOES THAT MEAN TO YOU?... [CONTINUED]

Affordable means you are not house poor, your income for a year should not be maximized on your dwelling. The amount of close density housing that is popping up in the District of North Vancouver is not enough for the traffic building up. They keep building more and more town homes, apartments, and high rises. There is not enough non-congested transportation access. The traffic is getting more and more dense, people are spending more time in traffic for expensive homes.

Being able to afford to live in a space that allows you to save money

Being able to afford your housing and living costs. Not being "house poor".

Being able to buy into a housing market on a reasonable basis - have disposable income remaining for savings and other regular living needs.

For me it means housing in which we are able to pay the mortgage and have money to live and spend

Having some money left after paying the living expense

Having some wage leftover to pay for your house

It means to have enough extra income for money to grow and not to deplete very quickly

Living comfortably and with the ability to put money in the bank

Living comfortably, not pay cheque to pay cheque for housing.

People can make reasonable mortgage payments and still be able to live.

People can move in and have a lifestyle without being house rich and cash poor.

Something that doesn't take every penny of your income to afford it.

Something that would leave you with a disposable income instead of everything going into your living expenses and incurring debt as a result of that.

Something that you do not spend your whole pay check on to live

Still able to afford a home without making other sacrifices

That someone can still buy food and other things. Not everything goes to the house. That you can still have a life.

When you can afford mortgage payments with how much you are making, without having to work two or three jobs, and still live comfortably.

Where it does not take all of your income after paying for rent or mortgage, not wanting to be house poor.

Where you can still afford to live after you've paid your mortgage costs.

You can afford to live and pay your bills at the same time.

You can pay your mortgage and still do other things in your life like travelling, going to restaurants. That you still have a disposable income.

You don't spend most of your pay cheque on your rent or your mortgage.

A single person or couple can sustain themselves financially without putting themselves into debt, including credit cards.

## Q17. AND THINKING ABOUT THE TERM 'AFFORDABLE HOUSING', WHAT DOES THAT MEAN TO YOU?... [CONTINUED]

After mortgage, someone should be able to spend money on other things like vacation, family needs.
All of your salary should not go towards paying for houses
For people to buy in the market and it doesn't take a huge amount. That's it's not all going into house money.
Hopefully some place where I don't have to spend my whole pay cheque for rent
Housing that isn't going to take up the majority of an individual or couple's earnings. The new reality for people will be town homes or apartment living rather than detached homes.
Housing that our children can move into. People can live a balanced life without all their money being spent on their house.
Housing where I would be able to spend the right amount on rent and support my life style as well.
I can pay the mortgage without compromising other expenses.
I suppose housing that doesn't put people into poverty
It means that you are paying more than 30 percent on housing and but need more money to buy a few more things
It means that you can live and still have money to save
It means that you could live within your means
It means the end cost does not make it prohibitive to live in the District.
It means you can live within your means and have disposable income.
It means you shouldn't be paying more than your annual income
It's enough that people don't have to spend the majority of their income on basic housing needs.
Living within your means.
People should have enough money for housing and a good lifestyle
People should not be spending so much of their working wage on housing that they cannot afford to live comfortably with other expenses.
Probably something that you're not working your whole life to attain.
Should be affordable for everyone, not just in certain areas or ages, even if you are a young person. If you own a place, you must have enough money to spend on food, not just on rent or mortgage. More two and three bedroom condos - not just an "affordable" bachelor suite - you cannot have a family there.
Somebody who can sustain living in North Vancouver, can afford to live and pay rent or put it on first mortgage payment. More so can afford to pay rent.
Someone that can afford to live a reasonably content life, being able to afford mortgages and expenses of everything else.
Someone who can live and work in the same community and still have some money left over for an emergency.
Someone who can pay the mortgage without going broke.
Somewhere where young people can afford to live and buy

Q17. AND THINKING ABOUT THE TERM ‘AFFORDABLE HOUSING’, WHAT DOES THAT MEAN TO YOU?... [CONTINUED]

That you are able to live in a place without spending everything so that you can still have money to spend on other necessities
That you are able to work and make your rent and pay your bills. It is not happening.
That you can afford to live
The ability for someone to purchase a house without a significant financial burden
The availability of a suitable, warm, safe place to live within your means.
Affordable for younger families who may not be dual-income. Less than 40% of the income should be on housing costs.
You have space to live in a safe community - bedrooms to accommodate people in the home, yards or green space, with a budget of making a reasonable wage and still have a reasonable life, like going out and being with your family, instead of working 60 hours a week
Affordable housing is something that family can afford. Affordable housing is something within people's financial range. Now it's out of range, it's not affordable any more. My biggest concern is that family can't afford to live the District and affects the whole community.
Our daughter and her family live with us and normally they wouldn't but they cannot afford a house in the District of North Vancouver. Everyone has to work double income in order to afford a lower price house. Affordable housing means that a family of 4 can afford a house in the District of North Vancouver and can afford a mortgage but that can't be done at this moment. People need to buy groceries and support their family and pay the mortgage to the bank. It's a real touchy subject.
A family can afford to buy a house in a community that doesn't make them use a high percentage of their income.
Affordable for families
Affordable housing means being able to comfortably purchase and maintain a residence that is suitable to a family needs (whatever those needs may be). You're also able to maintain that house and standard of living.
First time homeowners that young families can purchase a house whether it be a townhouse or condo
Houses young families can buy or rent
It should be affordable to young families.
Something that a young family can afford without using all of their income
That a young family could reasonably afford
We need more affordable choices for young families or we will have empty schools and many workers living over the bridges and causing traffic jams.
Young family can own a place of their own or rent
Canadian residents and young families should be able to afford single homes.
Every family can live in a safe, clean home.
Families can pay for a house without struggling with their annual or monthly income.

## Q17. AND THINKING ABOUT THE TERM ‘AFFORDABLE HOUSING’, WHAT DOES THAT MEAN TO YOU?... [CONTINUED]

Families especially with children should have enough money to live, but everything is so expensive. These contractors should be made to provide affordable housing. Every high rise should be made to have affordable housing for families with children, rental suites.

Housing that young families that want a single family dwelling can afford.

I think it is a very reasonable requirement for every single family.

I think it is the home ownership that you can afford to raise a family in

Is a housing that families can afford to get into

It means that a family can live in a house in which they could comfortably look after their costs and their overheads.

Somewhere to live where we can afford to pay bills, buy the food we need and have a little extra for fun. At the moment with only my husband working while I look after small children this is very difficult and next to impossible

When a renter with a young family can afford a house within a reasonable range

Not something that is available on the north shore for most people.

I don't think housing is affordable any more here. People need to have a million dollars here. People have to leave the north shore.

It mean that you will have to leave the north shore

It means that can't live in North Van. There's no affordable housing.

It's certainly not North Vancouver, it's too expensive

Move out of North Vancouver.

Moving out of the District

There is no affordable housing on the north shore, there is no affordable housing for people who earn their money honestly.

Restricting foreign investment when people aren't living here and increasing the amount of entry level properties on the market in whatever shape or form they take.

Being able to stay where I am even after retirement, i.e. After pension. Living comfortably between two pensions without having to go into social housing. Apartments with nice balconies which are not too pricey.

Housing that is designed to be lived in (aka not bought as an investment)

The way the prices of houses are going up and up, the new generation won't be able to afford a house or even a condo. It's beyond anyone's reach. So affordable housing is something special for low income buyers.

It's an impossible dream for most. For young people, it's almost impossible on the north shore.

Affordable entry level housing for young couples.

Affordable for 30 year olds

Affordable for my children (early 30s).

## Q17. AND THINKING ABOUT THE TERM ‘AFFORDABLE HOUSING’, WHAT DOES THAT MEAN TO YOU?... [CONTINUED]

For the young people, I think it's unaffordable now.
Kids in late 20s, early 30s can't afford homes here. It should be affordable for first time buyers.
Our kids would be able to afford a. Single, detached house in the District of North Vancouver.
Something that my kids can get into. My kids would love to own a house of their own.
Young adults with or without families need to be able to get into the housing or rental market. It should not be impossible or a severe hardship to live affordably on the north shore.
Young kids coming out of school can afford to find somewhere to live.
Young people could afford it. Small houses on smaller lot.
Young people should be able to afford a home
Younger people being able to afford a place.
Children not being able to live. Break up of inter-generational families meaning inter generational families cannot afford to live in the same community or area
I think my son will not be able to live in North Vancouver if we are not able to have an affordable house.
It is not affordable right now. Younger people aren't able to afford home.
It means that my kids will probably never be able to own a home in the District of North Vancouver
It means that the young people can get into affordable housing. They can't live in their parents basement all the time.
It means to me that's there's housing for families and young adults that have a lower income who are just trying to make a go of it but can't get anywhere because of the insanely high rent prices.
It's got beyond the point where on today's income you can move into the area. My daughter moved from Prince Rupert back to Vancouver and couldn't live in Vancouver or North Vancouver and moved to Port Coquitlam. I know that if we tried to do that today we couldn't. They have to accept that they have to move further out.
It's not enough of them around. Young people they can't afford to buy a house.
My children and grandchildren would not be able to afford housing at the rate the market is going for them.
The price is too high. Young people can't afford to buy.
There are children who are able to afford housing. It's just impossible. Children who need to buy house need huge financial support from family members
They are not affordable. We are going to lose a whole generation of young kids. They are going to move away because they can't afford to live here.
Vancouver is facing a huge exodus as housing is very unaffordable and all the young people are struggling very much because of skyrocketing housing prices. There needs to be control on the market retail
Does not exist in Vancouver. A reasonable amount for middle class families.
Vancouver and north shore no longer afford able



## Q17. AND THINKING ABOUT THE TERM ‘AFFORDABLE HOUSING’, WHAT DOES THAT MEAN TO YOU?... [CONTINUED]

Move to Surrey or Prince George. There's no affordable housing in North Van.
Non existent in North Van
Not North Vancouver
Not Vancouver
Vancouver is not affordable for most people.
You should be able to have basic in your bank 10% of your deposit. You should be able to pay off your house in 15-20 years. Look at what the average person makes, I don't think it's doable in North Vancouver.
Entry level housing is pretty hard in this city. Full grown adults are living with their parents because they can't afford to enter the market.
Having houses that are within varying price ranges for different income groups but there aren't any.
Housing prices are too high for what people can afford
Housing that someone who makes a hundred thousand dollars a year should be able to buy a house, but they can't.
I can't afford to buy and I have been living here a long time. Everything is overpriced.
In our area there are a number of single family houses which are being ousted so that they can put in higher price condos the families will not be able to afford. This is wrong.
It's too expensive for me now. If I sold I'd have to leave the area and go to a cheaper area, probably out of the GVRD.
People who are born and raised here, they are forced to move to lower mainland. Seniors and young families, single people, we are supposed to work in the same area, but they are forced to move the lower mainland
People working in Vancouver should be able to get into a house, but it's just impossible.
That cannot be possible within the District of North Vancouver. I live in Lynn Valley. In the new project they were building. They promised it would be affordable housing, and that didn't happen.
The market is overpriced now and not affordable for even a high income earner
The rent gets too expensive, housing is expensive. My house doesn't have a suite in it and yet I get taxed as if I do. Taxes are too expensive.
There is not any out there. Affordable is not a \$million
There is not enough in the District, people cannot afford to live here. All types of people should be able to live here in the District, not just wealthy people.
There is nothing really affordable. I don't know what the definition of affordable is any more. I would say that is one of the problems.
We need more affordable housing is needed

**Q17. AND THINKING ABOUT THE TERM ‘AFFORDABLE HOUSING’, WHAT DOES THAT MEAN TO YOU?... [CONTINUED]**

Housing that is not extremely overpriced. Something a first time home buyer can afford without borrowing a substantial amount of money.
The real estate market is out of control. Affordable housing means there is enough of a variety of pricing, that can be diverse availability for diverse income situation.
The term means below a million dollars to allow young people and people in varying income brackets to get established here so that it does not become a total enclave for old people.
We need more affordable housing more realistic market pricing. We should control foreign investment properties
500,000. Or 600,000 at the most
Accessibility to get into the market
Affordable housing has to be under five hundred thousand.
Affordable housing would be the cost for housing in 2002.
Buying a house for \$500,000 that is not a teardown.
Current rent of 1000 to 1300 for two bedroom suite
For me it means a detached housing which is not too expensive
For me it means about \$1,500 a month or less for a one to two bedroom suite.
For us it would be a home with a mortgage not more than \$250,000 based on the sale price of a million.
Getting what you want for a reasonable price
Houses less than a million dollars.
Housing price that range from 4000
Housing that is comfortable and not overly expensive.
It has got to be market price, I would say.
It is between 300 to 600 thousand
It means a low price house
Less expensive compared to other province
Not a million dollar house
Not a million dollar mortgage.
Not over million dollars in the District.
People should be able to stay in the District of North Vancouver
Reasonable rent and reasonable purchase prices
Something under a million (dollars).
Something under a million dollars

## Q17. AND THINKING ABOUT THE TERM 'AFFORDABLE HOUSING', WHAT DOES THAT MEAN TO YOU?... [CONTINUED]

That the house would be market price.
Under \$1000.00 a month
Under 500k
Under a million dollars in a nutshell.
We would need more affordable ownership. Having nice rentals available less than \$2000 for a bedroom.
That means we can find a place to live. Whether people with disabilities or have pets, children, there are a place for you.
Affordability includes available housing. Currently there are many vacant properties which are not available for rent.
A house available for most employed people owning a real estate already and moving further into the market. It is sad that a lot of young people who have good financial backing are not able to buy property.
Affordable housing is a must because on the north shore all the baby boomers who need a place. I had to give my rent 6 months in advance in order to get a place in this building. It makes it hard for seniors like myself because they want your income tax papers to see how much you made.
Affordable housing to people, it should be readily available
Everyone deserves a home
People can easily find a place to live, whether they're out of school or a place that they could support living with others or working part time.
The affordable houses can be built more , the rent is very expensive here, they need to build more of the affordable houses.
Housing that requires 5 years for a down payment. Safe, clean, housing either for rent or ownership that does not take more than 25% of one's income.
It means cash crop for the government. More people who can't afford to live here. Property taxes are just for government. You try to cram more people. We need a 3rd bridge. Our property tax has increased a few thousand dollars. No city planning here for population growth. I don't know where the money has gone to.
Existing housing stock in reasonable condition with the understanding that pretty well all housing no matter how old can be modified to suit the definition reasonable at a more competitive price than demolishing and building new stock. New stock can only be classed affordable if it is heavily subsidized and this is probably not a sustainable solution.
Affordable housing is a meaningless term. Affordable to whom? Does it mean "cheap housing"? Or does it mean what a dual income married couple with no children can buy? How long should it take them to pay for it. Are we talking condos or town houses? Or single family dwellings
Affordable housing is a misnomer. The business owners of the world like the Rockefellers have squeezed everyone so much with costs. It's a misnomer. It's the world economy and rising costs and our debt clock.
Anybody is who is about affordable housing and North Vancouver it's an oxymoron. They don't go together. People have to start smaller.

Q17. AND THINKING ABOUT THE TERM ‘AFFORDABLE HOUSING’, WHAT DOES THAT MEAN TO YOU?... [CONTINUED]

Anything that does not chew up 25% of your gross household income.
Depends how hard you want to work for it, affordable housing. Or what you are prepared to give up.
Due to an equilibrium between supply and demand, affordable housing is actually going to hurt us because we can't reach an equilibrium between supply and demand. Therefore the market is inefficient.
A range of different size homes, mixed usage, family, condo, different options.
Accommodating to the individual and what their needs are, it's not only affordable in terms of cost
Detached house
Having a happier life
It is very important.
It means that I have to pay more property tax for people who do not work and have beautiful nails.
It's a good joke. Because I am spending 65% of my pay on the cheapest place I can find.
Living in a basement suite or in a condo
Not nearly enough
Partially government sponsored.
People living comfortably in a house.
People who pay taxes should have a little more support from the government in order to get homes for families.
That you can live comfortable
The way it used to be a long time ago.
Unrealistic property

## Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING?

If you increase density here, you need a plan put in place to ensure the infrastructure on highways, roads and emergency can be supported. Better transit, more traffic flow, enough hospital space and emergency help (earthquakes, etc)
Need to build infrastructure for roads and transit to accommodate increased density. Have rentals for families and units accepting larger pets. Perhaps more 3 bedrooms. Think about transit cost break if not using vehicle or need a parking spot. Affordable daycare spots.
Need to ensure that roads and transit infrastructure keeps up with densification
The problem with focusing on the city centres is that they are not giving enough focus on the infrastructure changes, the transportation needs that allow people to walk or bike safely, or take public transit instead of relying on their cars.
Infrastructure should follow density. If there is more affordable housing families, will there be schools, parking spaces, places for families to shop?
I really think the District has run amok with their policy on densification. They haven't built up the infrastructure to support the densification. With more densification, there will be more crime.
They need to balance high rise development and what people are really looking for, and we must have the infrastructure to support this. Preserve existing green space in our mountains here. We want to have our cake and eat it, too.
Before they start new developments they should improve the traffic by building new roads
Build more roads and bridges.
District should build sidewalks.
Improve transport, the highways are ridiculous. Increase road size for the arterial routes.
The density increase causes a lot of stress on the infrastructure
The infrastructure is not keeping up with the density of increasing constructions like roads and bridges
The roads need to be fixed before they can build more.
They have to build infrastructure if they are going to build more housing in the District of North Vancouver.
Whatever additional developments are being taking place we need proper road infrastructures for the increased traffic in the District
You can't build more housing until you solve the density and traffic problem. You can't get around our District anymore.
I like them to consider if they increase density, I'd like them to think about infrastructure required to support the increased density.
For example, road ways that are congested and using Lynn Valley road as an example. So many constructions in that area. No change to the road way to accommodate the increased traffic.
I think it is extraordinarily important and should be at the top of their list for new buildings that they agree to, as long as the infrastructure is also taken care of.
I think we should put our infrastructures in before we do any more development

### Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING? ... [CONTINUED]

If you are increasing density, please also improve infrastructure to accommodate it, e.g. Roads.
Keep the woods but develop the roads that will lead to social and affordable housing
Make more available
Make more roads to west van and deep cove
The infrastructure needs to be in place for people to get around before they densify. E.G. Lynn valley centre - high rises going in without the road capacity to carry people in and out.
There are problems with density in the District. There are transit infrastructure issues. The road system cannot get through various points. Travel between 3-5pm on weekdays is bad. I don't like increased density without regard for traffic and parking issues. There is a cost to increasing density. The way that the Vancouver market is, there are other bug issues which must be dealt with in a provincial level and even possibly on a Metro Vancouver scale.
Increase transit to be able to justify the extra buildings that are for low rental buildings that have limited car parking spots
They do not have transportation, it's impossible to get a seat on the bus, I strongly oppose trading parking spots for housing. They need to get the transportation in order first.
We need better public transportation based on the last question about reducing parking spots
We need better transit to accommodate more rental housing. If housing does become affordable, we should not close schools in order to accommodate the families' children. And schools should be in walking distance of the housing areas.
We need better transit. Leave the schools alone, don't touch them for the sake of development. Don't make buildings too high - not more than ten stories.
There should be better transit systems in place. There has to be green spaces. We do need parking spaces, but it does not have to be along a street. An ideal would be to have power cables underground, and to have parking underground as well - out of sight, and have wider pathways for people to walk on while preserving green space.
With densification, public transit and the road system are not good enough. Please create easier access to transit. We do have to give up some District owned land for housing, but we do not want to lose too much wilderness. There has to be a balance.
Affordable housing comes hand in hand with a way to get around the District better. Public transit around the District and the north shore needs to be better. Most people who live around here would mostly need a car to get around.
Density should go hand in hand with transit. Another seabus route, perhaps. More buses, rapid transit. The District should win a lottery and spend it on the population.
Don't screw up the transit system in exchange for affordable housing.
Increased density should come with increased infrastructure, like transit.
It is very important to keep the family here for the schools and the sports. The bus transit is always very busy. They need more buses on the 210.
It should be close to transit options.

### Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING? ... [CONTINUED]

Regarding decreasing parking in exchange for more affordable housing, it depends on whether or not there is good transit, and if it can support the greater number of people accessing the area.

That affordable public transportation is part of the policy solution.

They need to do something improve the public transport system to move people and it's just going to be all these people are coming into this area. I can't rely on the bus system so I have to drive my car, a lot of people just drive because there is no alternative as the bus system is not good, I am not opposing the density of people coming to this area but the bus system should be improved to support the people.

Transit should be on par with increased housing areas.

We have to think about easier access to transit and facilities, in addition to making housing affordable.

We need reliable transit schedules to get people into town for work.

I am looking at the development going on in Lynn Valley and I use a public pool for exercise for health reasons and it is difficult to get to it in public transit. It is quite a long walk. I would like to get the recreation area expanded services or a proper swimming pool within my area. The wave pool caters to a very few segment of the population and behind it is a senior place and they do not use it that much. The Lynn Valley recreation centre should have high density facilities.

If we are going to make more affordable housing and bring more people in, we need more effective transit

If you implement affordable housing, transit needs to be improved. A North Van sky train or rail system would be necessary... Otherwise affordable housing won't make a huge difference.

Please keep traffic and other amenities in mind. I feel there is too much density already without adequate infrastructure in place.

Traffic and roads have to be considered as well

Since "affordable rental" usually means high density the District should not be looking at this issue until the problem of traffic congestion and improved public transport has been addressed. I would like to see a moratorium on any density increases until these two issues are resolved. The traffic situation is a disgrace. Why does the District feel obligated to get involved in providing "affordable housing". I might like to live in a penthouse in West Vancouver but I simply cannot afford it and I accept that. I don't expect the District of West Vancouver to make sure there is something I can afford so that I can move there.

New housing should be built close to transportation facilities so they can go easily to work and not have to get into vehicles and use the street to park.

Transportation is a big issue, especially in the eastern part of North Van. The District should set aside so many units (up to 3 bedrooms) for every development for low income housing.

They are not taking traffic into consideration. Traffic congestion is bad due to rental housing at the bottom of the cut, like lower Lonsdale and the bottom of Capilano road. Too much over development. This is North Van's #1 issue. I, and many people, will only vote for people talking about traffic.

### Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING? ... [CONTINUED]

There is a problem with traffic, and how to combat that with housing here. Many people are leaving north shore due to the high pricing. There are people trying to get into co-ops but there are huge waiting lists. Co-op housing is a good model. Include people in a community, like a village so we can support them and feel like a part of the community.

Regarding density, we have traffic concerns, accessibility (especially to Lynn Valley). This must be addressed - we pulled our kids out of sports due do these problems. Our kids will not be able to live on the north shore with entry level income.

Parking, in my neighbourhood, people are renting out suites, they are illegal for the most part, they all bring cars to this neighbourhood, now you are lucky to find a parking spot anywhere around here. These people have kids going to schools and sports etc. And the District does not know as they are illegal suites.

The District is not keeping up in terms of infrastructure for the increasing density. Say, with the number of people moving here. Although it's a good idea, I strongly oppose any new development in the District. Adding more units will just make the traffic problems and congestion worse than they are today.

Before they embark on building more housing in the District they should fix the traffic problems. Make it more efficient

Don't build any more in the District. We have too much congestion.

Getting on and off the north shore has not been planned. The plan has not been developed. They do not have a strategic plan about traffic to manage the people going on and off the north shore

I have major traffic concerns. Third crossing gate is totally ineffective. We have not seen any disasters yet.

My main concern regardless of the type of housing development is the effect it is having on transportation on and off the north shore.

Need to improve traffic flow for all the extra vehicles new housing brings.

Paid parking is certainly an option, if you were to trade off with rental units.

Parking is a problem because everything is metered now. Please take this into account if building units. People have too many cars.

Review traffic concerns before increasing density.

To be aware of the impact of automobiles that come with any form of affordable housing.

Unlimited free parking for handicapped seniors in the parking lots in the District of North Vancouver

High density such as in Lynn Valley centre without plans how to alleviate transport problems is atrocious. The reason for the higher density was justified by enabling younger families to have affordable housing. The developments in Lynn Valley are not affordable for regular young families! The plan to alleviate the traffic problems when the District had public hearings, was that increased density would enable transit to provide express busses. Those buses when and if introduced will line up with the cars all over 29th hill and up mountain highway

Housing solutions need to consider traffic at the same time or ahead of development. It is an important topic for retaining young and working class in the District



### Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING? ... [CONTINUED]

I think we need to look at our transportation plan before we continue the density in North Vancouver. We get the houses before the roads to support that many people. I'm talking about housing, in general.
If additional townhomes/rental units are built, parking and road traffic that increases as a result have to be taken into account. There also has to be a balance of the character of the north shore in its ambience and parkland vs. Development.
If they increase the number of units, I think there will be heavy traffic on the north shore.
It must be on a much larger scale - on a federal level. District level is too small. Watch out for cutting parking - people could park on the street, and that would be bad.
It's an open common box, affordable housing is important, but we need a better public transportation if we are going to have a greater population.
The towers at the bottom of the cut is totally out of line with reality. They should develop some sense of what is going on. Traffic is bad enough without making it any worse.
I am in support of density because of my situation. I think the roads need to be improved. I would not support density if the infrastructure were kept the same.
They can provide more rental housing which would bring pricing down. They should force developers to build more rentals, increase the ratio of rentals to owners. They must negotiate with the developers to cap the rent as a form of subsidized housing for some of the suites
I appreciate them considering other options as my own children can not afford to live in this area. I think there should be some limits to non Canadian residents purchasing housing here
Densifying...Yes to this. No to taking green space away for housing unless it is added somewhere else. We need to keep NV as green and healthy as possible. Also.. We would ride our bike more if there were suitable bike lanes
I am glad that they are doing something about it, it should be done 20 something years ago
I am glad they want to do something about it, it's really important
I am pleased that they are asking, that they are investigating. I think that this needs to be thoughtfully done.
I support them developing it.
I think it's very good the District is looking to developing much more affordable housing within the District, it's also very important for the greater Metro Vancouver.
That's what everyone wants.
They need housing to keep young people living here, they need a mix of everything
They should build more of that.
We definitely need more affordable rental housing. I am a landlord and I rented it out for less than the going rate because I was looking for the perfect person rather than the money I could get out of it.

### Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING? ... [CONTINUED]

I am a big supporter of more density. Both town homes and condos. Single family homes are no longer an option for young people with great jobs.

I'm glad the District is making motions towards gathering information on the subject of affordable housing.

I've thought more about density in the District which might lead to more affordable housing and more rental housing.

There should be a greater variety of rental housing to accommodate different people, e.g. Couples, families

More affordable options for families over 1600 square feet. E.G. Townhomes, duplexes, etc would be good. The supply of land won't change, so we need to work with what we have.

The houses should be wider

We need more housing that is 3 bedrooms! I cannot stress this enough! There's nowhere near enough town homes let alone apartments that are 3 bedrooms. We need lots more. Young families can't afford to own single family houses and won't fit into 2 bedroom apartments. Lower paid jobs aren't going to be getting filled if there's nowhere affordable nearby for them to live. My good friend manages a landscaping company and they have an extremely difficult time getting skilled labour to fill their jobs let alone keep them long term. Landscaping jobs are a fair bit under median pay, and most of the people that want to work in the landscaping industry live in surrey or Langley where they can actually afford to live. People don't want to have a ridiculously long commute for a job in North Vancouver, where they can't afford to live.

I strongly support policy and projects that contribute dedicated rental units in general (including units with 3 or more bedrooms), as residents from all income levels should have this option instead of being forced into buying (e.g. Due to restrictions on pets, cost of rental, low availability of rental units etc).

Should have increased density in terms of height.

I think it's about time the District makes this an priority. The District should stop talking green but selling out to the highest bidders who are usually foreign investors. They demolish the house and build new ones. All the green space goes and empty houses. The District should think the impact this has on the community. We used to have neighbours but now my neighbours are not here. They just come once for 3 week every year. They are foreign investors who don't live here.

I like the District to build affordable housing, we need it desperately . both the District and the city need to step up the place and build affordable housing.

We need leadership from the District and the province on this issue. In both cases, there is a complete lack of interest in providing economic support to the people here, especially the younger people. My children are unable to buy housing on the north shore, courtesy of the government.

I feel the District and city should join together as one entity to reduce duplication of services and therefore decreasing property taxes making housing costs more affordable.

If they don't do something within the next seven to nine years, there will be a drop of 20 to 30 year olds living in North Vancouver

It needs to be in the forefront of the council's agenda. There must be transparency to the public regarding their decisions with developers, especially on the practice and process finances being equitable on developments, etc.

### Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING? ... [CONTINUED]

Let the market decide and stay out of it. Speed up the development process. Encourage development and developers to work in the District. The District has the worse reputation in the lower mainland.

The District has a duty to its citizens to provide safe, affordable rental (and owned) units.

Things are getting out of hand. It's so complicated that the average person doesn't know how to solve the problem. Our municipality needs to do something to accommodate the people who can't find a place to live.

It is a complex area, balancing developers' desires with community interest. So it is difficult to answer some of the questions simplistically. I would hope that there is some management involved in terms of long term planning. High rises are the least ideal, but if that is the best option to facilitate housing, then I would be more supportive, but I don't know what other options are available, and what the density reality is. I think we have very bad transit, and I support reducing single-occupancy vehicles.

I think they need to plan a little bit better. Where there is high density. The planning was poorly done. They didn't think it out where people are going to park. Where and how they're going to get over the bridge. In traffic time, there's no way we can leave the house. A terrible mess they've made.

For people who own, there should be a limit for rental prices and there shouldn't be bidding wars for rentals. Houses and apartments shouldn't be empty. It's unfair. There should be ways to monitor whether people are living there or not, like checking hydro. If they are not living there (living offshore) they should be taxed heavily or they should rent it out for a certain amount of months per year.

Renters need more security in regards to long term security in their residences and in their cost for rental fees. It should be locked in for long term leases - make them available for renters. I like the idea of having it on leased land. We need more condo developments like deer crest, and townhouses on leased land.

Densification will change the community, and many people are opposed to it. We can reach a compromise as to how to densify. There should be appreciation of public space. Including environmentalism in your decisions, like sustainable buildings, better transit. Please consider the situation of younger people who do not necessarily earn that much.

Allowing developers to redevelop existing affordable rental housing is unacceptable.

We want rent controlled. We want people to come here to work, but they cannot stay here. We do not support RB&B.

As following the leasing District owned land, does the amount of lease make the rental unaffordable, the statistics are needed 1) to determine how many people who are currently renting and are going to be displaced due to these developments, 2) to determine what affordable rentals are needed and also along with that they need to know 3) is the income of those who are being displaced. This is too late, the new condos are already being built, people are being displaced now and yet it's only now that they are asking these questions, these questions should have been asked before the contractors were given authorization to work to build new developments in the District and displace the renters.

Control the current market so it doesn't blow out of proportion.

Government intervention I. The marketplace cannot solve the affordable rental housing problem. You can build a hundred units and there can be 200 people.

### Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING? ... [CONTINUED]

Government land is generally close to schools. Make sure that it's multi-use .

I know that our District is less allowed for development to happen, but council should be selective, because the city of North Vancouver isn't, and they are part of the problem.

Housing is not taxed accordingly. If the District is supporting affordable housing in suites, they should be taxed accordingly by consumption of utilities and other factors.

I live in a place that doesn't have many rental units. The renters don't seem to think that the rules and by-laws apply to them. The consequence is that the owners try to restrict the number of rental units even more.

I think too much immigration has inflated the cost of property, there should be more emphasis on putting taxes on non resident immigrants/people. District should have better planners and District should not always be biased towards the developers.

I totally agree with the affordable rental units, but there are no strict guidelines to evaluate who is going into these units, there are people abusing the system and getting into the units as they report less income. I want to see a system where these people pay regular pricing as there are legitimate people who need to go into these affordable units.

I would like the District to make some regulations on empty spaces to be lived in. It can't be left empty by people overseas.

If they can show job stability they can get a reduced rental rate, i.e. That they have been in the same job for more than 2 years. If they want to subsidize affordable housing, it should be subject to a credit check. If they have unsecured debt under \$10,000 they should also receive affordable housing.

Make sure that local residents get first crack and these suites can never be rezoned for anything else

North van is not a normal District. It cannot follow normal planning strategies.

The District should start including it in the larger development plans that they are doing. Knowing that the last few that they have allowed to go through, they have turned around and turned it into higher income rentals. They allowed it to pass knowing it was for higher income.

The rent and the price of apartments is getting out of control and should be regulated.

There is no easy answer to this issue under the present economic climate. This situation has been exacerbated by the rapid influx of many newcomers to the lower mainland and a lack of management by the top two levels of government (the parties that caused it). Policy must be established to take back control of the overall total shelter (real estate) fiasco and develop a plan for a measured increase in population and controlled expansion of the shelter stock. Allowing unregulated expansion without regard for social, economic, infrastructure and community requirements is reckless. This lack of planning and control creates highly divisive emotions in the community, however if properly managed could easily convert it to and overall positive inclusive community.

There should be more collaboration between the District and the provincial government in affordable housing strategies.

They should increase the number of ability to put a secondary suite in the house. They should also increase density to build smaller houses by sub-dividing lot.

### Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING? ... [CONTINUED]

They need to allow multiple, like laneway houses, make it affordable. Things are disappearing, having schools that are actually schools. Building a new high school in Lynn Valley. It's about highway infrastructure, and road system. Commute, highway infrastructure and schools should come first and then have your density. The District should make it easier and cheaper to sub divide certain properties.

Easier process to get a laneway house built in your property is needed.

I think I am hoping that they will approve laneway housing. I think it's a good way to go in terms of density.

Lane houses and secondary suites should be encouraged and there should be some form of enticement and the District should make it easy and support people that are thinking about increasing rental density in this manner

They should allow more licensed suites in single family homes.

I would like to support for information about blending multi generation family on one single family property.

I'd like to see the coach and lane houses rented out to low-income people or for families, students and relatives.

If they made it easier for people wanting to build their own home for them to have them rented out and contribute more to people who need rental units. Fast track the whole process of developing your own personal property so you can have them rented out sooner because the process takes too long.

Looking at other options, like laneway housing, other options, adding density within a suburban neighbourhoods.

The District needs a housing plan, and they need to allow large lots to be divided. We need very low densification to build community, not medium, not high densification. Affordable housing has to come through a federal initiative. We will all be driving in five to ten years. We should run sea buses from North Van to all the mainland. If we had the political will, we could boost up public transportation. I support LRT, it is the only way to go. We could have street cars.

I think affordable has to be more than just people's basement. Rather than maxing out on square feet for new single family builds, they put in affordable housing. These would be multi-family dwellings where residents of Vancouver can afford to live. Sub-letting by non-residents should stop.

Stop the development, too much development is going on, and it's high priced. And stop tearing down perfectly good buildings

Allowing the developers to build monster houses is a bad thing because if they do, only the wealthy can rent them. Using a larger percentage of the available land instead of having spaces for families for kids with a yard to play in is not good.

I am against developers knocking down and taking over buildings that provide affordable housing and build new buildings for a more expensive housing

Part of the issue is allowing such big houses to be built as that is what is driving up property prices. It would help if the District could allow one or two houses per street to be sub divided.

Rezoning to smaller lots

There seems to be a great deal of development of high-end housing in the District of North Vancouver, and not enough development of affordable housing.

### Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING? ... [CONTINUED]

They should build smaller houses in one lot, as opposed to big ones occupying too much space.
I feel like a lot of the houses are getting demolished and massive houses are going up with not a lot of people. Smaller houses that have been rentals or would make great rentals that people bought when the prices were low and are now cashing in. With the market so high, more often than not, it's bought out by developers.
There is not enough. They should decline more single home building permits in lieu of building rental units. We have too many huge single family homes being built on massive pieces of property.
These huge projects they are talking about are a good idea but it's almost too much at once. It's too much for people to accommodate. Even our water is affected.
They are developing so much. They have to update our community centres to keep up.
All the houses that are being bought and are empty, owned by foreign ownership. It's probably an issue in North Vancouver.
I read all these things in the paper about new houses that are empty. I don't know why that is. I think someone should look into it.
I'd like them to know there's not enough of it. There are too many empty homes which shouldn't be allowed.
Just I hope they change the rule of ownership. There are way too many vacant units out there. It's a speculative market.
They need to deal with international ownership. People who live and have real jobs here cannot afford real housing on their big tax base. People with families will leave unless they shut down international ownership/foreign buying. With densification, we need better infrastructure like daycare and roads. We cannot get out of Lynn Valley in under 30 minutes.
It has to be a national, provincial, and municipal effort to get behind this. Foreign ownership is a big problem which must be combated. With increased density, you must have increased transit. We need more express buses to lessen congestion.
Unless immigration is drastically reduced and there are restrictions put on foreign purchase of residential properties, this situation will just get worse no matter what other measures the District takes.
I think there are factors that are interfering with affordable housing. Land values are so high. Offshore money has had such an impact. We are getting absentee owners. There are properties standing empty which could be rental. Contractors can make more profit by building condos to sell rather than rent.
The District needs to communicate to its provincial and federal counterparts the crisis in housing that exists due to foreign ownership. I have seen this first hand with vacant properties around us and employees of our business not being able to find a place to live on the north shore.
We need to look closely at foreign ownership and how it affects our community. For example on my own small street there are mostly original owners. We now have a home that has been purchased by a foreign owner over a year ago. It has been vacant and unkempt for the same amount of time.

**Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING?  
... [CONTINUED]**

I feel the housing crisis in the District and the province is almost entirely due to the federal and provincial governments' failure to regulated foreign investment. I don't anticipate government at any level will step in any time soon because there are too many people making money - politicians, foreign investors, real estate and development industry and homeowners selling for huge profits. There is no consideration at all given to the future of Vancouver, our children and the economy for years to come. I was born and raised in North Vancouver and I used to be proud to of our city. I am now disgusted with the greed all around me and I'm stressed everyday by the pressure of providing a decent life for my family. My husband and I work 2 jobs each (approx \$130,000 annual income) and care for our 2 children. We host 2 international students each year to afford the rent, which means we're cooking, cleaning and "hosting" when we're not at work. This constant pace, along with a lack of family privacy has taken a toll on our family life overall. We live in constant fear that our landlord will give us notice. We have investigated other housing options and there are very few 3 bedroom options available in our budget range and none of them are places we would want to raise our family. We have discussed every possible option for getting out of North Vancouver, but our jobs are here and the cost of commuting and childcare (since we have relative are nearby) are prohibitive. I don't like the idea of increasing density within the District, but unfortunately I think it is a necessary evil. There are plenty of very expensive 2 bedroom condos now available but very few options for families. We need more 3+ bedroom affordable units (in whatever form) for young people and families if we wish to see a future for the District and city of North Vancouver. I appreciate that the District is conducting this survey, but I have absolutely no confidence or expectation that anything will result from it.

Increase the taxes for vacant houses. High tax for foreign buyers who don't contribute to society.

No more foreign buyers. Home owners must be born and raised Canadian or lived here ten years to purchase housing . I have three sons in their last years of university. As it is now they will never afford to buy here. My first house I owned was \$213,000. That house this year with no major improvements sold for \$2,500,0000. This is no reality.

Putting some kind of law on outside investors purchasing homes in the lower mainland. Possibly they have a limit of 3 years of having lived in the lower mainland or how many homes they are allowed to purchase.

Restricting foreign ownership is a better way to match housing with the incomes of Canadians

The District needs to find ways to regulate housing purchases so there is a tax or levy so that people can actually buy a house to live in rather than buying it as an investment property. The tax or levy would not be on home-owners but rather on those purchasing as non-residents.

They need to keep overseas buyers from buying properties and we need to do what Australia does in that properties can only be bought by residents of the city.

They need to limit sales to investors or non resident owners .

They should put controls on foreign investment

Unless the District does something about the mayor being in the pocket of the mainland Chinese real estate developers nothing will be done.

### Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING? ... [CONTINUED]

We have too much foreign buying which affects rental pricing.

We need to look at why the prices got so high in a matter of a few years and target solutions based on them. E.G. Is it due to a sudden increase of population? Foreign buying?

I just hope the government do something to lower the price of the single house for the speculator from overseas. Only let the overseas speculator invest in the house and then they live there. They buy and then they never live there. There are too many under-table transactions between agents.

I think it has to be a greater Vancouver plan not only a separate District plan. The problem is that we have not had a greater Vancouver plan and they have let foreign investment in housing destroy our city. It's very sad that we don't have a plan and haven't for so many years, not from the beginning. It's very depressing. They say things but it's just a band-aid. They are not serious.

It starts with political decisions; government needs to find a way to reduce foreign investment (higher property taxes on foreign - non Canadian property purchasers).

I've lived in North Vancouver for almost 40 years. It used to be a community of neighbourhoods. The whole fabric of the community is disintegrating because of offshore investment. I'm worried about where my children are going to live.

Lots of foreigners who don't actually live here have houses here and rent them out for high prices. People who do live here are at a disadvantage.

Nothing much you can do. Central bank and other government 'affordability' incentives have created an environment ripe for speculators. It will become affordable again when speculative activity is restricted.

The municipal government can encourage, but can't solve the problem by itself. It would have to start at the province, and the feds would have to go after non-Canadian immigrants purchasers of land investment.

We need to keep green space and not lose it to building housing. The District is crowded enough. We have reached our capacity for building. We don't have the roads to support it. We live in the north shore for the peace.

Continue to protect protected land and not develop park or protected land. In extension, don't expand the footprint of the District into forests.

Family housing which is ground oriented, human scaled is essential to develop diverse, supportive, social and sustainable neighbourhoods. Mid and high rise living creates social isolation and devolving neighbourhoods.

I do not oppose affordable housing but I do oppose density. I would like neighbourhoods to have space and freedom for kids to grow up like my kids grew up, which is community.

I recognize that as a single mother, it is important to raise your children in a safe environment and in North Vancouver, that is difficult

One concern is the Raven Woods complex. They keep building without any green space or playgrounds for children.

We need it, and I would like to see it developed in a tasteful way, lots of parkland we can develop intelligently so that the parks are still in play. Every rental development should have a park as part of it or in close vicinity for the kids.



## Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING? ... [CONTINUED]

One of my ideas for coming up with money for affordable rental housing is by significantly increasing fees and taxes with tearing down existing house stocks and rebuilding. Particularly tearing down single family homes. They should look at their zoning and allow the building of duplexes that are now zoned for single family houses. They should increase significantly fees for disposing of materials that come out of tear down of a house and the transfer of new materials in building of new house because of the lack of sustainability associated with that, and also the wear and tear of our roads from gigantic trucks carrying tons of materials back and forth. I am definitely in favour of density but I prefer to see it happen in lower rises multi family units with green spaces around it .

If the District would not sell land at any particular quantity. They should keep them. Do not finance affordable housing by selling land. The development should be mixed. If there should be a development, there should be amenities making sure that people could just walk to those amenities. The District should be very careful in the density in such a way that they would not excessively disrupt other neighbourhoods. They should look carefully on low rise small sized housed if they mean to subsidize small sized or micro apartments and they should look for good, smart designs to manage small square footage areas. Maximize the house area rather than the land area to maximize the use of the land because it might be good for transition living. There should a be a corresponding transportation strategy to offset increasing transportation or traffic congestion to help offset the traffic situation because more people will be living in the area.

Density in the District is more difficult than the city due to the endless numbers of single family dwellings on big lots far away from stores. That needs to be factored into the equation of the plan. A tower at the top of highlands blvd would be entirely out of place as opposed to 15th and Lonsdale. So when you look at a mix of low rise and town homes you may get more support. As well - why not allow 'lane way' type housing on existing single family lots??? There are a number of us baby boomers getting older that would love to build something like that (maybe our kids could afford to live here!!) I think the District needs to look at all kinds of affordable housing together to have an effective strategy and builds support for higher density

There needs to be more, integrated with new developments, don't deplete existing ones. Have a program with developers retaining original housing lands. There is nothing in the District suitable for the senior population who might want to downsize slightly but retain affordable single family-type of accommodation. We need amenity space. In trying to gain more density, we might be losing out on livability.

I feel that if you do implement housing that is subsidized or more affordable it needs to be well maintained. The reason I chose mixed housing is because these buildings are more likely to be better maintained by the District or whoever is involved. Whereas buildings dedicated to affordable housing can be easily neglected and become unlivable over time due to a lack of continuous funding and maintenance. This is important when discussing affordable housing in North Vancouver, because if you want your investment to count and be a long term solution for those seeking an affordable living here, then you have to consider the ability of the District to fully maintain the buildings of those who may not be able to afford their own homes maintenance or to live in a privately maintained building.

## Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING? ... [CONTINUED]

I think that it should be mixed so that it isn't so segregated. There is such a gap between the rich and the poor in North Van, so they should be careful in their planning of housing to make it mixed.

I would think that in a development, it would be possible to have a very expensive unit to subsidize the cost of affordable housing in the rest of the building. The focus for future buildings should be on 3 bedroom units.

I'd like the District to know that it's important to have support for the housing needs for a mixed income community

If we allowed a single family home to come down and replace it with duplexes I don't think it would be the end of the world.

If we have schools owned by the District we can multi use that school land to have a school and affordable housing on the same property, we can have a shopping centre and an affordable housing on the same property, we can have a light industry and a shopping store, we can have accommodation above the shopping centre, they do it everywhere in the world, but we do not do it here, there should be four levels of accommodation out of five floor building above shopping centres/shops in front of streets, we can allow secondary suites, it is also zoning

I'm being against creating low income housing areas. In preference to mixed affordable residential development with regular housing. I forget the term, for example false creek, where low income is mixed with regular income residence.

Laneway homes should be allowed, and there should be less stringent. You should be able to rent out a laneway home.

If they are willing to increase to height of condos, they should allow houses to increase height. So that rental suite are not buried underground. Secondly, currently basement are restricted base on square footage. This allows large 3 bedroom basement suite. If they allow larger basement suite, then this would help the housing crisis. Properties should be able to have more than 1 rental suite, for example, they should be able to have laneway house, and a basement suite. And the basement suite should not be buried underground.

Keep doing what you're doing, and try to improve. Listen to people from all groups. It would be good to model after co-op housing, service groups, and have a set, minimum rent. Millhouse by the Marcon group (developer) is a good example. Keep housing community-friendly and on a smaller scale (4 stories or less), and preserve green space. Don't cut down trees. Fit everything into the environment.

Cooperative housing would be a nice option

More coop style housing or co housing

More housing co-operatives

Once you get into a co-op, it's much cheaper renting. We need more of it.

Reintroduction of co-ops housing is needed.

The District should not be removing existing rental stock and allowing development to change the stock to market place housing

We need to return to the co-op model type of housing and social housing is important.

### Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING? ... [CONTINUED]

The survey, the paragraphs are too long for the phone. It'd be better to distribute on the computer so people have time to think about it. They need to be more open to people adding additional suites or renting out so people could afford to live here.

Expedite, speed up the permit process.

Thank you for conducting this survey. If there is anything the District can do to restrict, or prevent, foreign ownership, it would be greatly appreciated.

2 or 3 of the questions in this survey really require detailed knowledge. You need to be a real estate market analyst to properly answer these questions.

Good to do the survey

These questions are hard to answer at times as they don't account for what you want and what you might achieve. I also think the question about affordable living is a gross underestimate of how much we are having to spend to live here. I think some workshop style sessions would be much better in trying to problem solve this issue

These questions are strongly biased to a particular agenda - that of growing the number of housing units in North Vancouver. I don't fully agree with the idea that this is the only way to address rising housing costs in North Vancouver or BC in general. By tightly restricting the available questions, you've inherently limited the scope of discussion, and are tacitly directing the answers to agree with your narrative. In other words - the only answers I've been able to provide could be used to indicate that I support an agenda that I in fact take issue with.

Have more affordable housing, and there should be individual lanes for transit to accommodate this.

Lack of choices between one bedroom condos and detached homes. The District needs to concentrate on building more housing to address the gap.

Challenges to using alternative forms of transportation are related to the lack of proximity of bus stops in hilly neighbourhoods.

Whenever affordable rental units are made available, the information should be delivered to people who really need it first, rather than to privileged people who are savvy or sharp enough to know about it but don't really need it themselves. We need more affordable housing so people who work here can actually live here, as opposed to commuting from elsewhere to work here and increasing road traffic. Affordable housing should be located near good transit routes. Transit should also be good. We need more three-bedroom apartments to accommodate families. Developers should focus on affordable housing, as opposed to high-end development. You should get involved in planning the development of condos to reduce the unnecessary expenses of certain features that drive up the cost of each units, e.g. No fitness rooms - people can simply use the rec centre. I would like to have some specific limits put on who can buy affordable housing - e.g. Age and income restrictions. Maybe have tests, but I'm not sure about how that could be implemented.

I'd just like to see them getting affordable housing into the District without increasing the density. Traffic is terrible.

There are no young people who can afford to live in the community anymore, therefore there won't be infrastructure and jobs to support the community. And I also think the transportation should be in the equation, and it's difficult for people of North Vancouver to not to use a car in certain area.

## Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING? ... [CONTINUED]

There should be more affordable housing. The present housing with condos produces traffic problems which are astronomical.

I want to see more affordable houses that one pays within their family income. Monster houses should be stopped, the houses are getting ripped down, large square footed houses are going on and they are sitting empty which I oppose a lot.

There isn't any affordable rental housing. People are being pushed out of their rentals so that developers can build and sell condos that are priced way too high for the average family to afford.

There should be more affordable rental housing. We are losing families which are the infrastructure of the community. Without them, there would be no school enrolment, etc.

They need more affordable rental housing. I don't want high rises in the Seymour area; it is not the area to do it in.

First of all, rental housing should be required and stand alone and built on existing District land. Second thought is, based on aging, population requires smaller units which includes renters. The continued destruction of ranchers will not meet the needs of the aging population. If I downsize for example, I will be looking for ranchers and they are being destroyed now.

Build more affordable houses

Build more affordable houses

Get on with it. There's a lot of talk about it but they haven't done anything about it. Lot of talk but no action.

It can't be postponed. Something has to be done soon.

Our children and grandchildren cannot afford housing despite having good jobs.

Please pay attention to developing some more affordable housing options in the District.

They have to do more to make sure people living in North Vancouver who have less income can afford to stay here.

They need more affordable housing

They should have more. People are moving in from all over.

They should supply more low rental housing for those who can't afford it.

We need more affordable housing, especially single family housing.

We need more affordable housing. Young kids can't afford to buy a house.

We need more affordable rent, especially for people just getting out of school.

We need more affordable rental housing for the District of North Vancouver. It is good for the city.

We need more of it, especially for young families.

We need more of it.

We need more rental housing but I would agree to higher density if it were rental housing. I don't agree to higher density if it's for sale. We've got so many suites for sale and hardly any for rent. There's a huge disparity, here.

We need more!

We need more.

We need more.

### Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING? ... [CONTINUED]

We need more. Perhaps detached family houses. It is difficult to find places for families.
We should have sufficient rental units.
You need affordable housing for genuine people. People should not be bullying others. Respect for one is one for all. Respect for none is none at all.
A house that costs \$25,000 a month is way too high for someone on minimum wage.
Affordable housing will be a major issue if our children wish to remain on the north shore in the future.
As a senior, I can't afford to live here without the financial support of my family. We need more affordable housing.
Build affordable rental housing and tax the mansions
Housing is so expensive. Please do something, like a program, to make things affordable.
I believe the District itself should build and own affordable housing like they do in the U.K. Like council flats.
I do want them to know that I'm not happy with what they've done. Right near Lynn Valley mall, there was complex apartments, it was affordable housing. It has been sold and developed. It's not longer a affordable housing. I'm looking forward to the solutions.
I guess increase in density and the District needs to be more low rise condos and town houses and needs to use it's land holding to supply these extra units and putting more pressure on to developers to subsidize the affordable units to the people.
I hope the District can build more and more affordable housing especial townhouse in this area
I strongly support that. The younger kids cannot afford it. That's relatively new to Canadians. My generation and the one before it, buying an entry-level home was accessible. Now it is not accessible.
I think it should be a lot more for the people in the District.
I want the community to have more affordable rental housing. We do not want to give up schools and community centres
I'd like the District to isolate the parcels of land for affordable housing.
If the District is able to help out and keep the cost low for the consumers. Then I'd support that if they are able to do that.
If you want to retain youth, talent, diversity and an engaged community, affordable housing needs to be a top priority and not just lip service. Affordable housing has to be a priority now.
I'm 25 and I don't think I will ever able to afford to live and purchase a house in North Vancouver. I wish I could.
I'm all for building more houses but they should be more affordable
I'm not sure where the funding came from, but a number of years ago they got money to build rental properties, and then that dried up. It would be good to bring that incentive back because we need more affordable but also modern rental properties.
Increase affordable (clean and safe) rental housing for single parent with children in the low to middle income bracket. This is lacking in North Vancouver
It should be no more than 25% of your income. It should peak at that.
It should be within the brackets of income for everybody living here.

## Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING? ... [CONTINUED]

It will take more than a few affordable housing projects to make living in North Vancouver 'affordable' at this point, housing prices are grossly inflated for the majority not just the minority, with rentals or otherwise.

Just that it is lacking.

Just that we don't have enough and I see it only getting more expensive. Our housing market is going to be so unaffordable that people who work in the service industry will not be able to live where they work.

More single person, low income rental required

Need more of affordable rental housing. Encourage people to have suites within their home.

Need more of it, especially standalone houses, rather than units like condos or apartments.

North Vancouver is reaching a crisis situation as far as housing costs go whether rental or owned. Young people need to be able to afford to live here

Overall, we should have more affordable housing, especially for low to average income people. Living in North Van is very expensive, and not everyone can live here. Subsidies are enough, but people don't know how to use them. Perhaps educate them on how to.

Put windfall tax on people's home. That money should be used for affordable housing. The baby boomers should use their money to help their children to get started in the housing market. People who made money from housing should use that to help their children instead of blaming people who paid for their houses.

Rather than putting money forth for private developers to introduce more housing, the District should take responsibility in developing sustainable housing at a lower cost

Spend less money on themselves, and more on affordable housing. Fewer studies, more action.

There is not enough. There should be more affordable rental housing for the aging population.

They need to keep in mind a person's average income, and let that reflect the affordable housing available.

They need to pressure the federal government to give them more money for affordable housing.

They should consider retirement housing as well.

They should do more work on improving condos and apartments for low income families and seniors to rent.

Very difficult to get a carriage house in the District and it is much more difficult than it is in the city.

You have to give more options for rezoning suitable existing single family properties to multifamily use.

Basically, there's been too much development and affordable housing is non-existent and I am lucky I am okay but for other people I kind of feel we can not build affordable housing anymore because the traffic is out of control, so building affordable housing won't work and this is a problem I can't see being fixed or a can not see a resolution to this problem. The horse is out of the barn. Whatever happened to the third crossing that was discussed 20 years ago?

I do not, emphatically, support increased density in North Vancouver. I do not want more density unless they have more ingress and egress from the north shore. Traffic is terrible and getting worse. (This would apply to affordable rental housing).

### Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING? ... [CONTINUED]

I think that there should be a focus on maintaining the buildings that are currently owned by the District for renting rather than tearing them down. I think the District land should be protected and not leased or sold out because we will continue to need those spaces open. The taxes for foreign ownership should be more or in a different scale or it should be scaled more for foreign people rather than for those who are living here full time.

I don't support projects that are entirely affordable housing for low-income people because I don't think congregating poor people in a place that is known to be for poor people is a good idea. Projects like that were done in England and the council housing estates became run down and rife with crime.

I do support having a few units integrated into a development of market housing.

I don't support bargaining parking spots for affordable units because transit in the District is extremely poor and unusable, especially off peak hours, so everyone has to have a car.

I do not support bargaining height for affordable units because I think the District should keep the heights low. I feel that areas with lower buildings have a more friendly community feel, it has also been shown in research that people who lived more than 7 stories from street level did not feel so connected to the community.

I think that more low level density should be more dispersed rather than concentrated in one tower.

Transit in the District is terrible and I believe it takes a lot of time away from work or family and friends and can limit low-income peoples job opportunities if they can't get to early shifts or late shifts or between jobs on time.

I do not think the District should be involved in this, that it should be done at a higher level and that the District is just wasting money by doing the surveys.

Don't take any more green mountain development. We have enough housing going up the hill. Don't take away any more green space, don't build more high rises.

I don't want a lot of density of North Vancouver

Quit populating the District.

They have no more room to put it. North Vancouver is full

We should not encourage people to move here. Big businesses should not be here.

I am against selling off public assembly land or District property for the building of affordable housing, and I am not in favour of high density housing. Prefer low density housing. I prefer to see high density housing in the city rather than the District. The city has been developed in that way, but the District has not gone that direction in producing high density buildings.

I am not in favour of selling District property to developers. We will never get it back!

I do not believe existing District land should be sold for housing. Higher density needs more community land to serve more people, looking out 10-20 years. I am for increased density, but do not mortgage District property, it is priceless. Once you sell land, you will never ever get it back.

I think that it seems the most important housing is older housing. The older housing provides low end, whenever old housing turn into new housing, there is a cost.

### Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING? ... [CONTINUED]

I think the densification has gone too far. The District does not care about the single family home-owners in the District. The densification has nothing to do with the increased population. It is only about increased money for the District to waste.
I'd hate to see affordable housing concentrated in certain specific neighbourhoods. I'd rather see affordable housing spread throughout the District.
No sale or lease of public assembly lands
Save the rental housing that we have now from being destroyed.
The north shore should not be as developed and crowded as downtown
The term "affordable" is the sticking point, if a developer comes and builds a tower and they are not occupied fully, they are wasting everyone's time. Except they made a profit.
The whole vision has been to build towers to sell. Not to rent.
They are not supporting here, if you read newspaper, paper are losing their house. They are increasing the density, but the transportation on the north shore are terrible.
The District must find ways to keep young people from moving outside Vancouver. (Including the District) affordable housing needs to be built without affecting property values. Possible? I am not sure. People who strain to own should not have their home devalued because affordable housing is being built next door. They deserve some compensation when they sell.
I think it is an extremely complex issue that has to come up soon because a lot of people my age are discussing the fact that they will not be able to afford to live here any longer.
It is very much a need. There are very many families that are struggling. I am a single mother and I think I felt the economy first through a double income family and then couldn't afford it. I had to move from where I was living.
Many of my peers are looking to move out of the city to afford rent. Some are thinking about Chilliwack or even further.
Moving to Summerland where we will buy in a few months. Unable to save for deposit due to high rent cost.
There isn't anything, our kids can't afford to live here
They need to do something about it because they're not going to have any young people in the District. They're going to move out.
They're losing families here because families can't afford to live here and the population is getting older as we're the only ones that can own our own homes.
We are having to move due to inability to afford a home for our family which includes two working professionals and two children. Unfortunate for citizens born and raised in North Vancouver.
Everybody has a change in economic situations, people get divorced and maybe kids have to move off the north shore
I just graduated from university and the prospect of owning is so daunting that everyone, including myself are moving away, unless we inherit property.



### Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING? ... [CONTINUED]

I think the big thing is if you can't afford to live in North Vancouver they should not live here, because we don't any benefit from it million places you can live in Langley etc.

It is a serious issue which must be addressed soon, rather doing all these studies and spending a lot of money on these studies. We are driving away a lot of families here, hence the decline of school enrolment.

It would not be successful for the government to have low cost housing. People would have to move away from Vancouver centre. North shore is for rich people. I love Vancity's commercial on "don't give up" - young people can't afford to live on their own.

Keep families on the north shore!

Not everyone can live in North Vancouver District. Simple facts if life - I may need to move elsewhere for affordable housing. My son and his wife live elsewhere in order to have a child. District government cannot change this. And in general, I think the north shore us very crowded.

The District should not increase the property tax even they should decrease it, unless the people will leave this place.

There is no affordable housing. There are no units available. I know people who have sold their home and can't even find a place to rent in North Van, and have to live in Coquitlam and Burnaby, and have to commute and worsen traffic.

You have to keep working to pay for housing, you can't live on pensions, especially seniors. The only way to live independently is to move out of Vancouver. You need to move to a much cheaper place like Mexico or third-world country and lot are moving out. That's the reality of it, we have to move.

My concern are secondary suites and how people not paying multi tax. And parking restriction, and monitoring of multi-family suite, there are not being monitor.

I am actually quite opposed to the low grade housing, like basement suites where you are completely underground, with no windows-I think there should be more duplexes.

That we need to come up with a way to accurately count and geo-locate the secondary suites available within the District to better identify gaps in this type of housing.

On the topic of rental suites: because of our beautiful rain forests, mold seems to be a common issue in basement rental suites. It would be good to have resources for basement renters on what are their rights and solutions to that problem.

The District should explore laneway houses, explore the height of buildings and those should be restricted to 6 or 8 stories. We are densify-ing two areas within my area. I am extremely concerned about the movement of vehicles and people. Densification is causing major traffic congestion to the extent that we are actually thinking of leaving the north shore. We are creating more density through taller buildings without services being added such as hospitals, rec. Centers, and increased transportation routes.

There should be a limit to building height - low rises (6 floors) are ok. Reducing the number of parking spaces for affordable units would be ok, provided that you increase the efficiency of transportation.

## Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING? ... [CONTINUED]

High rises are just adding to the District density and they are not necessarily affordable. I do not like that heritage homes are getting torn down in the District, and how there is no protection for zone housing - and there should be. A solution to the Lynn Valley congestion would be good. Housing prices are too expensive for young people, let alone anyone else. There should be more pet-friendly rental units in the District. There's only two in Edgemont.

Creating a thousand high rises while closing schools doesn't make any sense

Build coach houses in backyards- we don't need to have high rises, you don't have to make more homes. In this way, we accommodate our family members.

I just don't want apartments on single family land, we need housing but not apts.

Not to go to extreme heights for multi- family dwellings

They need to be aware with high rise housing.

Allowing more high-density development does not make housing more affordable. It only encourages greedy developers and makes them happy. So no more high-rise (more than 4 stories) should be approved!

If you lease District owned land, you should do it for longer to keep tenants here longer in affordable housing. On parking, if you have more street parking for longer periods, then using spots for housing is ok. For North Van, there should be less condos for space and community. Too many people compressed into one area, you take away what makes North Van so good. Make it more affordable.

I strongly recommend that no land be sold outright by the District. It should be leased for future generations.

I support the concept of leasing District land set aside for that, but I want to know the terms of the lease because once housing is built, they're never going to take it down. It is a very long-term commitment.

I think they should do all they can do and one of the categories is leasing land is the way to go. It has to be done sooner than later, creating more affordable rental housing.

I would like the District to lease some land to accommodate tiny home construction.

I'd prefer arrangements to lease/utilize District land for affordable housing over making special arrangements with development companies.

There are areas in the District that affordable housing is on leased land. I'd like to see more of that happen. Consider support for current development on leased land.

They should encourage by rezoning to increase the density and they should provide land on lease basis

It needs to match the affordability of disability - we only get \$300 to pay rent. Segregating people based on disability is a stigma, and is an insult to them. Do not establish a single area as "affordable" because this would entail a negative, poverty label in the area. Affordable housing should be evenly distributed across North Van, not forced into one area.

### Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING? ... [CONTINUED]

Government fees and taxes are a big contributor to making housing unaffordable. Having developers contribute to the fund might make things more expensive and decrease affordability. I think that affordability is in part too much expectations for people - people today expect to be able to buy 4-bedroom houses in their 20's but cannot. My first house had 2 bedrooms. We were in our mid 50's before we could afford to live in North Van.

I don't think it can be done for the incomes some people are unfortunately making, we should be lobbying for raising the minimum wage.

I would like them to lower property taxes, which are very high. I do not have any kids in school and we do not use public transportation and the property taxes keep going up. If the taxes go up any further I will not have any equity in my home.

It is very expensive to live here in terms of housing

It takes 9 months for a homeowner to get building permits. The cost of permits is way out of proportion to the quality of the inspections. We have done renovations in our house. The permit cost \$400 and the inspection took 10 minutes.

It would just be nice to have taxes lowered so we could have a higher standard of living for us living in rental units.

Just that affordability is a very subjective item and the land's value is based on the density allowed. If you allow more density for rental housing (affordable) then the land value increases. The affordability then decreases.

Make it a priority over the areas. Low income families with children should benefit.

Single family home rental costs also generally greatly exceed 30% of pre tax income in North Vancouver.

Some people have difficulty to rent as the rental cost is very high in North Vancouver . maybe the District could have a kind of subsidized plan in this area which would be great for these type of people as their kids go to school here and their jobs are here also they can stay in their own community and not have to move to cheaper places in Surrey or Coquitlam . lastly this is not only a financial issue but emotional and cultural one as well.

The cost of housing keeps going up. The District charges so much for permits. There are so many families that don't make enough to afford to buy a place.

The cost of rental is too high for the ever-increasing aging population as the years go by.

The income levels of people in Metro Vancouver have not gone up and the discrepancy between income levels and housing costs has a huge gap that should be addressed. Density as well creates problems, many people prefer space, not density- no one wants to live in a crowded environment.

The renovation. A rental property is purchased by a new ownership (polygon), they have the ability to come in and increase rent by doing cosmetic upgrades and increasing rent by roughly a thousand dollars a month. That personally forced us out of the rental situation.

The rentals are more than my mortgage payment.

The small house is useless now and land is in millions, the cost of the houses is increasing but still not affordable. My kids cannot afford a house in future

### Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING? ... [CONTINUED]

The taxes are too high. We have a reasonable household income, and we find their tax to be expensive
Their calculations of affordable housing do not reflect the fact that the minimum wage is too low for people without high paying jobs to afford to live comfortably. People work 2 jobs meaning each workplace has less hours to give and thus less people can make the money they need to survive.
They need to lobby the provincial government to seriously look at the market price, it's unaffordable for most people.
They should be careful not to squeeze the people paying property taxes.
They should put a cap on the rising cost of housing
They need to increase their DCC, development cost charge, the developer needs to be charged more. They need to have proper infrastructure. They have not increased roads, widened roads, and transportation. But they are increasing people. Poor planning.
I think there are those of us with children who might have large property, being able to build street equivalence to allow children to live in parent's home.
On public transportation, I would take it more often, but I had some bad experience with time and schedules.
Check out the money laundering that goes into the rising house prices.
Do your best. Good luck :)
Don't chop trees down. Find solutions to what we need to do without chopping down trees.
I do like their town centre approach.
I just think the whole thing is hopeless
I think it is an important topic.
I think rent should be free
It is an impossible dream.
One of our top challenges is to house people with mental illness - supported housing. We also need way more affordable houses for people who provide services, like nurses or firemen, who cannot afford to live in North Van anymore. I am in favour of raising taxes to pay for social housing.
People are not listened to. I'd love to see a different mayor. I don't believe he's doing things for the District of North Van. He's serving only rich people and bringing in developers.
Rent control is not enough, with regard to affordable housing in North Van. We are 100% against RB&B.
The District should not densify in order to find low-rental accommodations. The District should let the city of North Vancouver do this. The city can better deal with increased densification.
The District should stay out of the housing business. Let the market work.
They develop it too quickly, the number of people that have been displaced because of it.
They should eliminate or reduce property taxes to encourage rental development.

## Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING? ... [CONTINUED]

They should focus on removing barriers to development and making things faster at city hall. It would increase the supply of affordable housing.
They should have thought about zoning properly 20 years ago when it mattered. It is too late to do anything now, there is no land left, unless they tear down the mansions and built multifamily complexes.
They should not do tax income every year. You have a family of four to feed and provide for, and taxes makes this hard.
Think creatively. Learn what they do in Israel. I am willing to share my experience
We all like the idea that our houses are a good investment, and seems we all would like our kids to buy a house in the neighbourhood, those two don't really go hand in hand.
We are planning to leave North Vancouver because housing is too expensive.
We find that we cannot afford to live in the District anymore without mortgage helpers or tenants, so we decided to leave and move to maple ridge
We need to continually densify, but there will always be a greater demand. The more we supply, the more demand will be generated from other areas or countries. It encourages transition of needy people to our location, and a lot of it is due to the provincial government's lack of facilities for mentally ill people. We have to control the supply with the money that we have. As a community, we should be doing something. There really needs to be provincial effort on this issue on providing for the mentally ill.
We need to make sure that we have appropriate affordable housing for the disabled persons
You can only do so much because it's run on economics
You need more public recycling, more environmental friendly initiatives. More sustainable buildings are needed.
I disagree with government trying to socially engineer the market and picking and choosing winners and losers. I like having quality neighbourhoods, but people load costs on specific individuals without fully disclosing the implications. E.G. We have lots of co-op housing where the market level housing people pay more than their share of taxes, but the co-op people have BMWs in their driveways. I myself don't drive a BMW. My property taxes are \$800,000. Why should I subsidize someone else's BMW parking spot? You keep throwing around the term "affordable housing" but this is obviously a subjective term, the question being "affordable to who?" Most frequently, I hear bureaucrats and politicians talking about "affordable housing", when given the dead cost of construction and land, the affordable line is below that cost, and therefore, what we're really talking about is subsidized housing. My request is, please at least be truthful and call it what it is.
I don't think it's possible. I don't know how it can be affordable.
I don't think they are doing a very good job, they don't listen to the people in the community about what they would like, they just go ahead with the plan and later have to backtrack when there is an uproar.
I think back to the Olympic village, there was an opportunity to get more low rental housing by building just outside the Olympic village but the coalition wouldn't accept more housing but it wasn't literally in the village it was across the street from it

### Q25. IS THERE ANYTHING ELSE YOU'D LIKE THE DISTRICT TO KNOW ON THE TOPIC OF AFFORDABLE RENTAL HOUSING? ... [CONTINUED]

I think that they've mismanaged the issue of affordable housing and did not consult residents regarding the initial plan and are not adhering to the original plan. They keep changing the O.C.P. They've increased the density, pandered to developers, and made the District less livable.

I think they should study other cities that had done it successfully

I would like to see the amalgamation of the three Districts or at least the two in North Vancouver. We are wasting too much on maintaining two administrations.

If the water pressure was to be augmented so that properties could be built higher up.

In a market building, affordable units should not have to have separate entrance ways to the building.

It's non-existent at the moment.

Making the housing more family friendly and secure.

Some of my previous answers depend on how much funding is provided, and how it is managed. It is extremely important to include community input, including from community associations.

Start concentrating on the ever growing senior situation that you will be dealing with soon.

Stop trying to build affordable housing, just try to increase the supply of rental housing and do not try to make it affordable

The basis land grant is not high enough. We bought this house 15 years ago and it is now worth 4 times as much.

Their estimate of the actual cost of a rental apartment is very low and unrealistic

They are going to do what they are going to do.

They should focus on ownership, not rental housing.