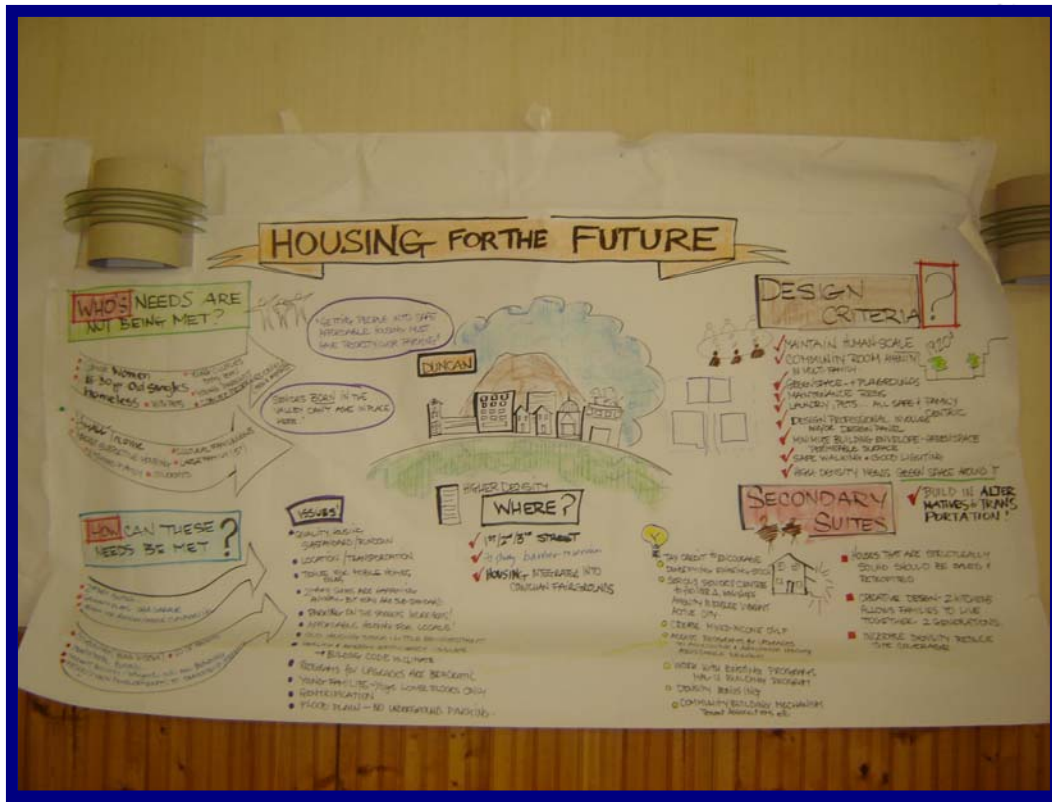


Summary of Comments from Workshop #4: HOUSING and DEVELOPMENT



Who's Needs are NOT being Met?

- Single women
- 18-30 yr old singles
- Homeless
- People with pets
- Young couples - entry level
- Young parents
- Commuter professionals - 'train migrants'
- 'Small' income
- Market supportive housing
- Extended, blended families
- Students
- Cultural family needs

How can these needs be met?

- Secondary suites
- Granny flats
- Suites over the garage - "Coach house"
- Co housing (young widows)

- Cooperative housing
- Transition housing
- Student housing - integrate into new building
- Restrict new developments to support ownership/rental - as needed

Issue Identification

- Quality housing - substandard, rundown
- Location - transportation issues
- Tenure for mobile homes
- Secondary suits are happening anyway - but some are sub-standard
- Parking on the streets increases!
- Affordable housing for locals
- Old housing stock - little re-investment
- Health and energy efficiency issues
 - Building code vs. climate realities
- Programs for upgrades are bureaucratic
- Young families - 6 yrs and younger need lower floors only
- Gentrification
- Flood plain - no underground parking

Where should higher density go?

- 1st/2nd/3rd Street area (lower Jubilee)
- Highway (serves as a barrier to the noise)
- Housing integrated into Cowichan Fairgrounds
- Hillsides

Design Criteria

- Maintain human scale
- Community room - amenities built into multi-family
- Green space = plus playgrounds
- Maintenance regulations
- Laundry, pets - all safe and family centred
- Design professionals involved and/or design panel
- Minimize building envelope in favour of more greenspace and permeable surfaces
- Safe walking
- Good lighting
- High density needs green space around it
- Build in alternatives for transportation

Secondary Suites

- Houses that are structurally sound should be saved and retrofitted
- Creative design - 2 kitchens allows families to live together - 2 generations

- Increase density, reduce site coverage

IDEAS:



- Tax credit to encourage densifying existing stock
- Serious seniors centre - to facilitate change, workshops, amenity to ensure vibrant active city
- Create mixed income development
- Access programs for upgrades to accessible and adaptable housing assistance needed
- Work with existing programs - eg: Mal-U building course
- Density bonusing
- Support community-building mechanisms - tenant and neighbourhood associations