

A large, faint, stylized graphic of a person with their arms raised, centered in the background. The figure is composed of a circle for the head and two curved lines for the arms, all in a lighter shade of blue than the background.

# Housing Panel Discussion

Tanya Osborne & Anita Ely,  
Population Health  
March 24, 2022



10%

## YOUR ENVIRONMENT

AIR QUALITY  
CIVIC INFRASTRUCTURE

15%

## YOUR BIOLOGY

BIOLOGY  
GENETICS

25%

## YOUR HEALTH CARE

ACCESS TO HEALTH CARE  
HEALTH CARE SYSTEM  
WAIT TIMES

50%

## YOUR LIFE

INCOME  
DISABILITY  
EDUCATION  
SOCIAL EXCLUSION  
SOCIAL SAFETY NET  
GENDER  
RACE

ABORIGINAL STATUS  
EARLY CHILDHOOD DEVELOPMENT  
EMPLOYMENT/WORKING CONDITIONS  
SAFE AND NUTRITIOUS FOOD  
HOUSING/HOMELESSNESS  
COMMUNITY BELONGING



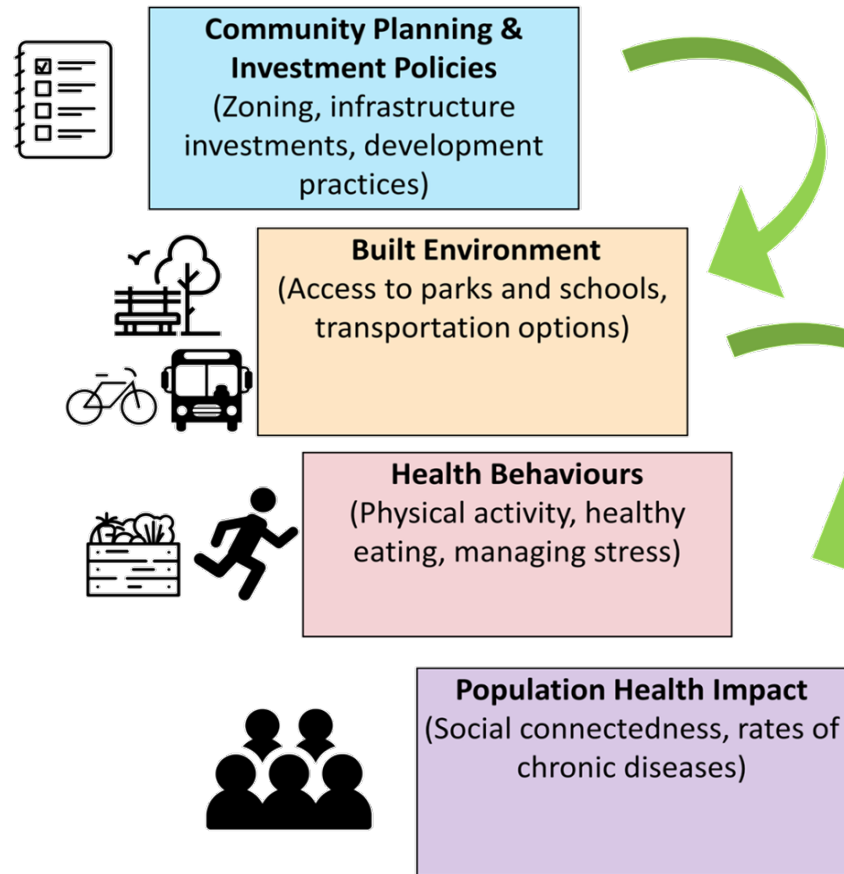
Source: Adapted from: Canadian Medical Association. Health equity and the social determinants of health. 2012.<sup>19</sup> Original data source: Standing Senate Committee on Social Affairs, Science and Technology. The health of Canadians – the federal role. Volume 1 – the story so far; 2001.<sup>18</sup>

*"Many would be surprised to learn that the greatest contribution to the health of the nation over the past 150 years was made not by doctors or hospitals **but by local government.**"*

- "The Health of a City" by Dr. Jessie Parfitt a public health physician from Oxford, England



# Linking Planning to Health



Effective planning creates supportive environments that promote healthy lifestyles and social interactions, thereby increasing health outcomes for the community



# Community Profile

RDOS 2020 Housing Needs Assessment

Aging Population: Especially in the population aged 65+

Household size: Average 2.3                      Projected: 2.2 by 2026

Household Income: Median income \$72,254

Homeownership: 81% homes owned, 19% homes rented

Dwelling Sizes:     6% 1 Bed, 22% 2 Bed, 72% 3+ Bed



\*All data presented is from 2016



## Key Planning Principles for healthy housing

- ✓ **Affordable**
- ✓ **Diverse**
- ✓ **Quality**
- ✓ **Appropriate**

# Affordable Housing

If people are spending more than 30% on housing, this may mean they are unable:

- Purchase healthy and nutritious food
- Pay for medication
- Heat their homes
- Access education and training programs
- Afford childcare
- Participate in recreation and social activities
- Etc.

## OCP Policy Suggestions:

- Encourage a mix of market and non-market rental units in all neighbourhoods.



## Diverse Housing Options

# Tenure types

## Variety of dwelling forms and sizes

## Infill development in Village Centre

## Mixed land use

# Supply = Need

## OCP Policy Suggestions:

- Prioritize affordable housing options through diverse housing forms and tenure types.



# Quality Housing

Free from physical and environmental health hazards

- Extreme cold and heat
- Radon, mold, carbon monoxide, lead, pests
- Sewage malfunctions
- Have sound building structure

Sense of safety

Safe, reliable drinking water

OCP Policy Suggestions:

- Site and zone housing developments to minimize exposure to environmental hazards.
- Ensure adequate housing quality for everyone.



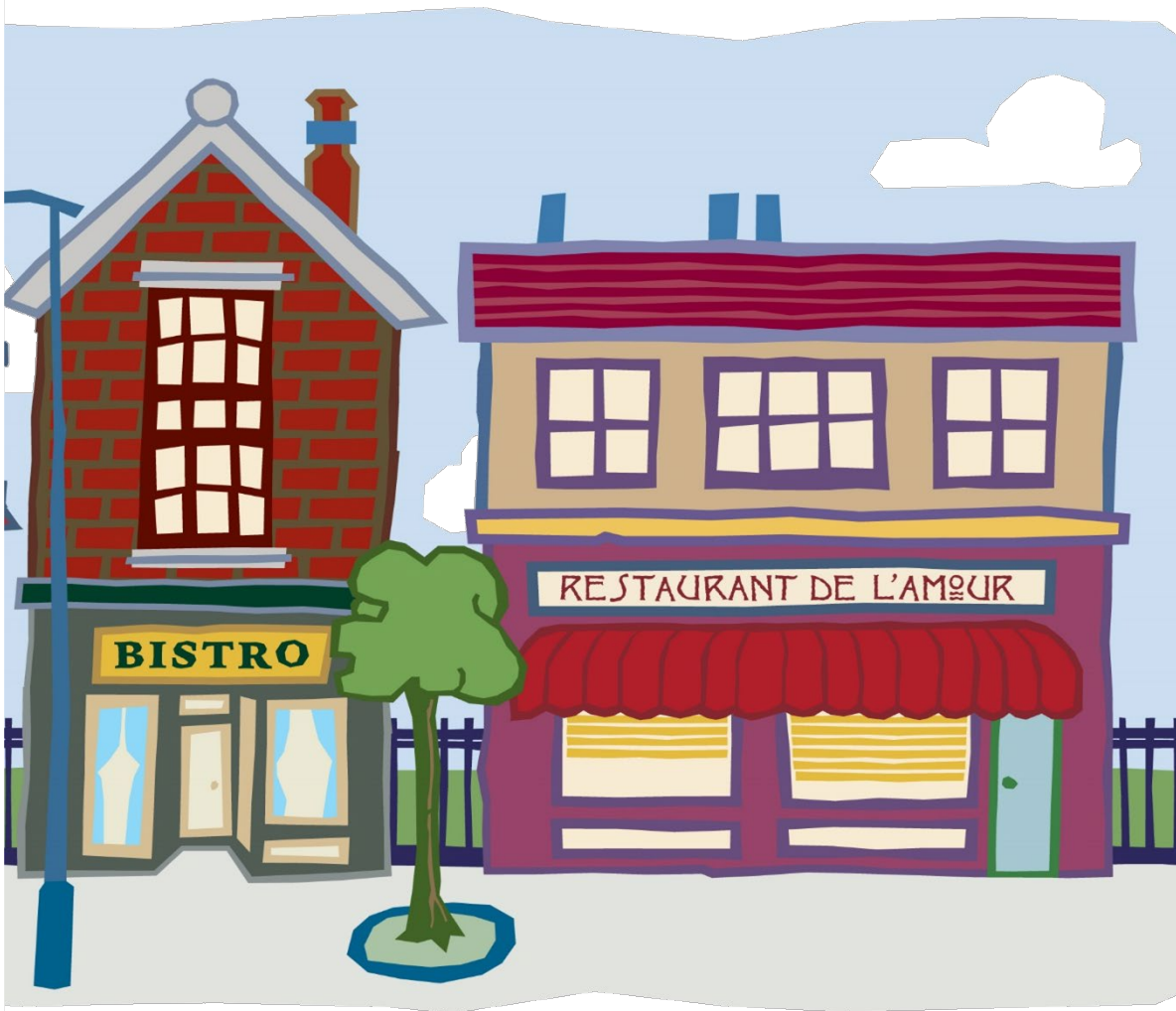
# Appropriate & Suitable Housing

- Adequate and accessible size and design
- Meets accessibility needs
- Potential to “age in place” with universal and adaptable design

## OCP Policy Suggestions:

- Strongly encourage universal and adaptable design in new build rentals and homes.
- Provide specialized housing options to support the needs of marginalized populations.





## Location

Direct density to the Village Centre

Enhance connectivity with efficient and safe networks

Complete neighbourhoods

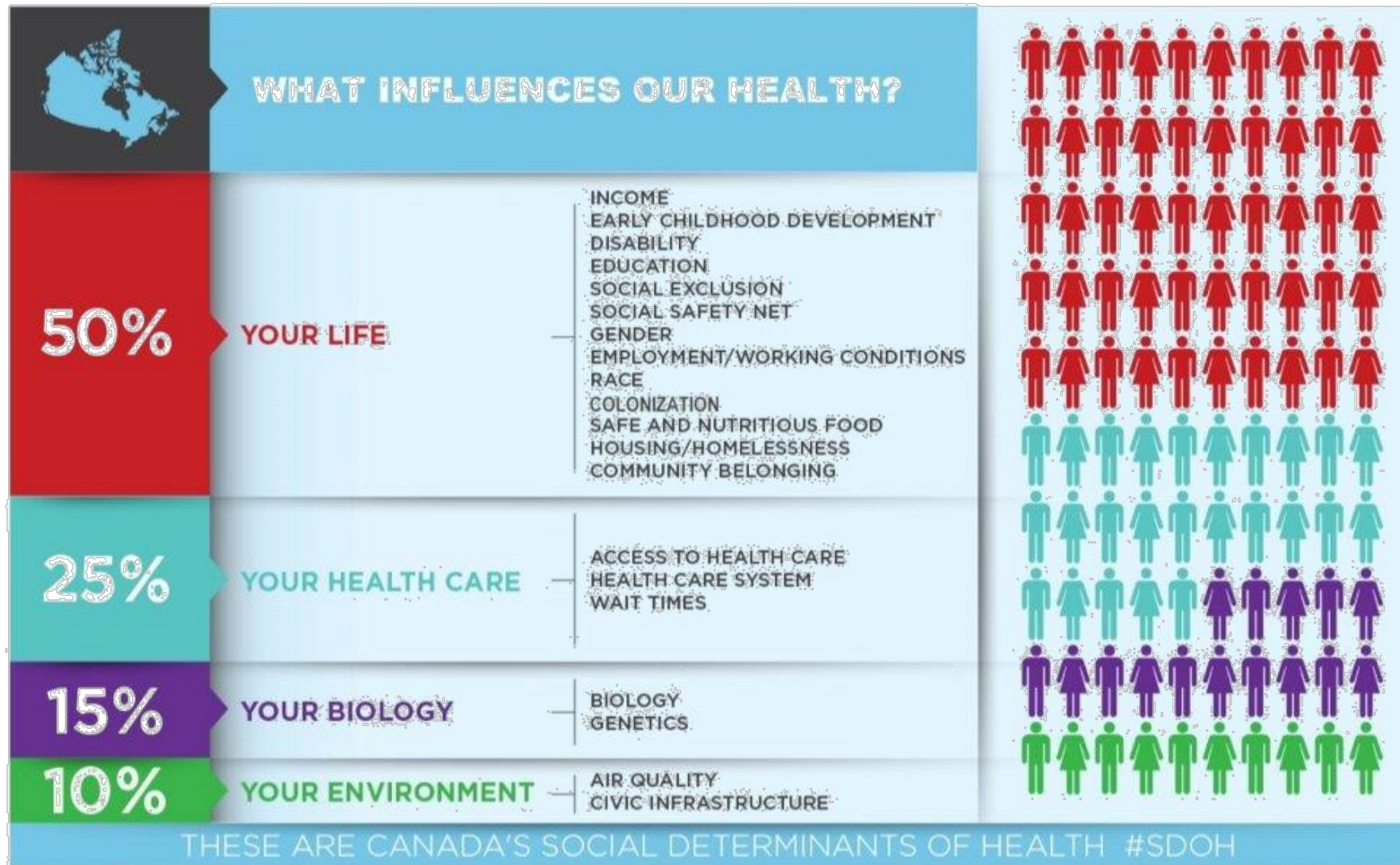
Stay away from environmental hazard zones

### OCP Policy Suggestions:

- Prioritize new developments within or beside Village centre.
- Create complete neighbourhoods through mixed land use.
- Enhance connectivity with efficient and safe networks.
- Site and zone housing developments to minimize exposure to environmental hazards.

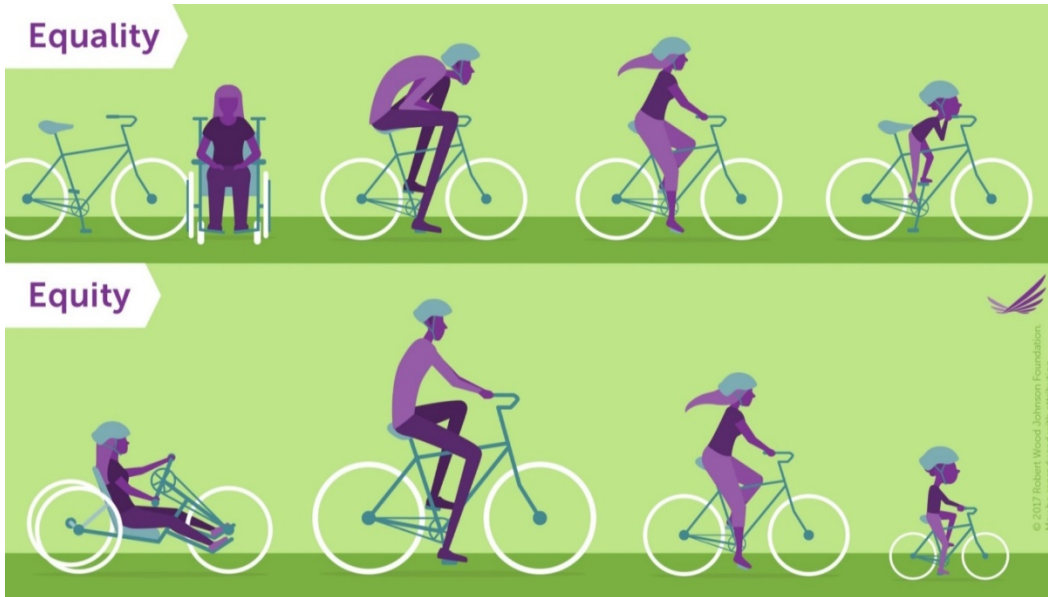
# Vacation Rental/STR (Short Term Rental) Panel Discussion

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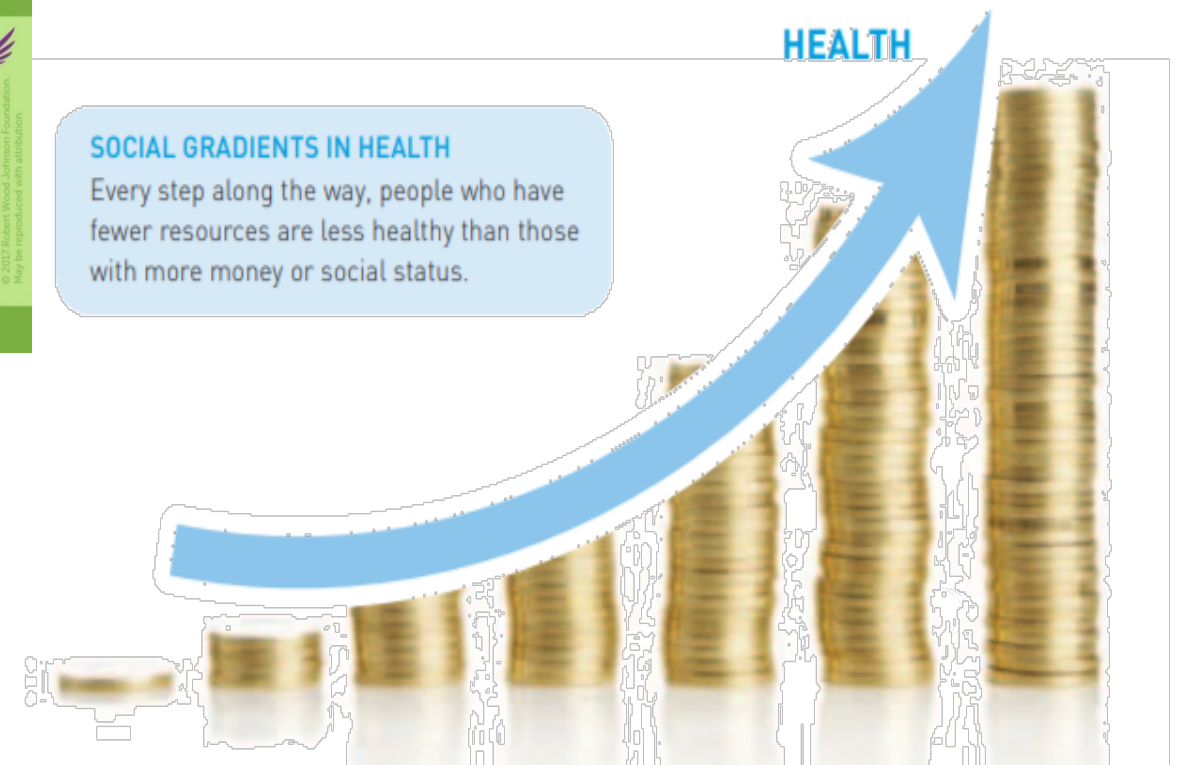
(adapted from Canadian Medical Association, 2013)

# Equality ≠ Equity



**Health Equity** means all people (individuals, groups and communities) are able to reach their full health potential and **are not disadvantaged by social, economic and environmental conditions.**

Robert Wood Johnson Foundation, 2017



# Things to consider with STR Policy

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Who will benefit?

Who will/may be excluded?

What contributes to this exclusion?

What can you do to counter this exclusion?



# 3 types of STR

Suites and accessory homes



Diminishes long term housing stock

Secondary homes



Diminishes local housing stock

Camping/Glamping



## Owner's Perspective



(adapted from Canadian Medical Association, 2013)

## Renter's Perspective



(adapted from Canadian Medical Association, 2013)



# Manage a balance



It is important to **balance** long term housing needs with support for visitors and economic opportunity.

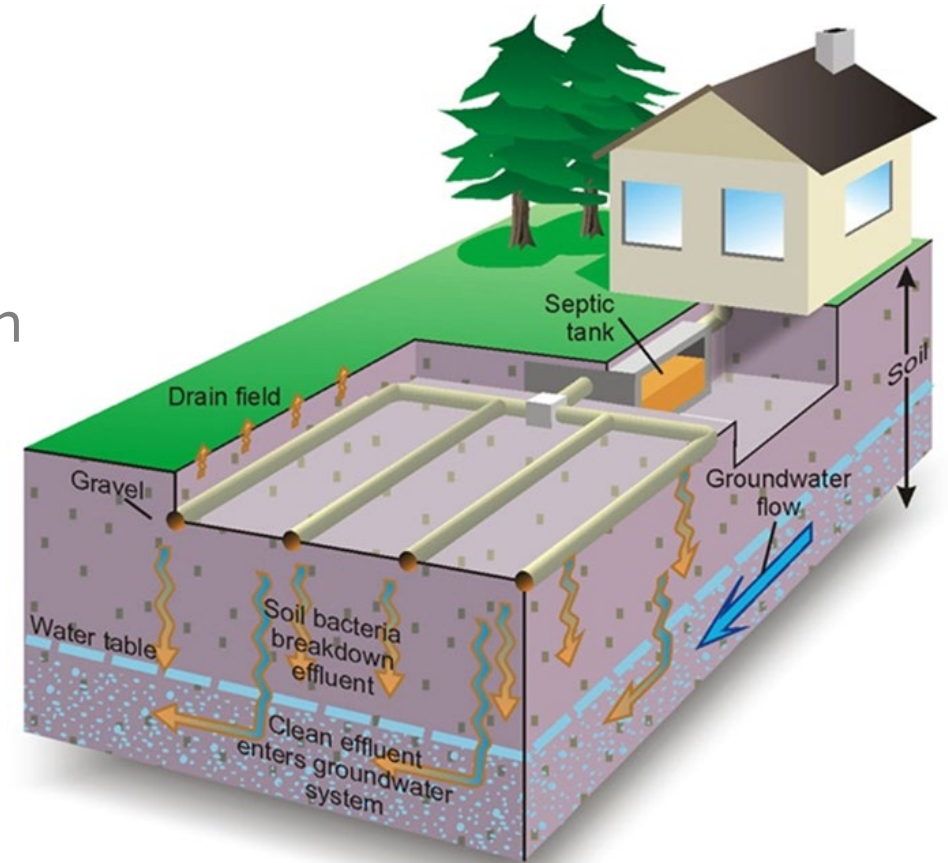


# STR with Sewerage Servicing

## Potential negative impacts to Sewerage System:

- May produce more wastewater than system was designed to treat
- Intermittent wastewater flows can affect treatment in Type 2 and 3 systems
- Not operating as designed can cause systems to malfunction sooner than later

**Important** all parcels have enough suitable land for another sewerage system for when first system fails



## Regulating Short-Term Rentals: A Toolkit for Canadian Local Governments

<https://www.gensqueeze.ca/scoop-on-str>

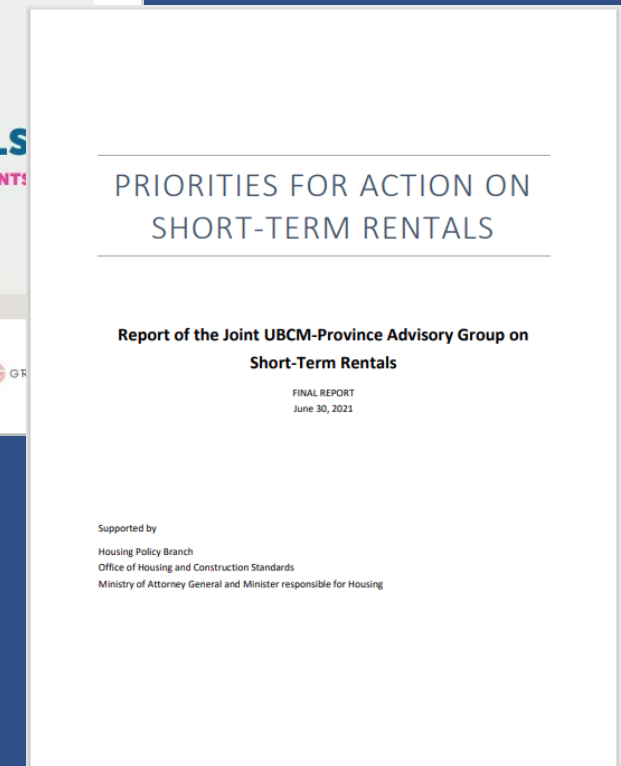


## Priorities for Action on Short-term Rentals

[https://www.ubcm.ca/sites/default/files/2021-11/Policy%20Areas Housing Priorities%20for %20Short-Term%20Rentals%20Report 2021-10.pdf](https://www.ubcm.ca/sites/default/files/2021-11/Policy%20Areas%20Housing%20Priorities%20for%20Short-Term%20Rentals%20Report%202021-10.pdf)



## Recommended Resources



A large, faint, light blue graphic in the background depicts a stylized human figure with arms raised, enclosed within a circular shape. The figure is composed of simple, curved lines, and the entire graphic is centered on the slide.

# Thank you!

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