# Course Outline

## Course Information

<table>
<thead>
<tr>
<th>Course Number</th>
<th>PLAN 583</th>
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<tr>
<td>Course Credit(s)</td>
<td>3.0</td>
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<tr>
<td>Course Title</td>
<td>Housing and Community Planning Policy</td>
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<tr>
<td>Term</td>
<td>Summer 2018</td>
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| Days/Dates/Times | Thursday, August 2\textsuperscript{nd} 3 pm – 9 pm  
Tuesday, August 7\textsuperscript{th} 4 pm – 6 pm  
Thursday, August 9\textsuperscript{th} 4 pm – 8 pm  
Wednesday, August 15\textsuperscript{th} 4 pm – 8 pm  
Saturday, August 18\textsuperscript{th} 10 am – 6 pm  
Wednesday, August 22\textsuperscript{nd} 4 pm – 8 pm  
Saturday, August 25\textsuperscript{th} 10 am – 6 pm  
Wednesday, August 29\textsuperscript{th} 12 pm – 5 pm |

## Instructor Information

| Instructor | Michael Gordon |
| Office | City of Vancouver, 515 West 10\textsuperscript{th} Avenue, 2\textsuperscript{nd} floor |
| Telephone | 604 873 7665 |
| Email | michael.gordon@vancouver.ca |
| Office Hours | n/a – call me for information |
Short Course Description
Homes and communities are a focus of public policy for local and senior governments. This course will give an overview of past and current policies addressing the design and development of homes and communities.

Course Format – Lectures, Discussion and Walking Tours
There will be presentations from the instructor and guest speakers on community planning and housing policies. Learning about the course topics will also be pursued through six tours of a variety of neighbourhoods. There will be opportunities for class discussion with the guest speakers and about the assigned readings or viewing video documentaries.

Course Overview, Content and Objectives
Homes and communities are a focus of public policy for local and senior governments. This course will give an overview of past and current policies addressing the design and development of homes and communities. Among the topics covered will be:

- how to prepare a policy document;
- the roles of government and the private and non-profit sectors in addressing these public policy issues;
- the affordability and design of different types housing;
- community amenity requirements and funding strategies; and
- addressing sustainability and resilience objectives as part of housing and community planning policies.

Purpose of the course:
In this course we will:

1. Explore what ‘meaning’ that you associate with the following words: home, house, housing and neighbourhood;
2. Become familiarized with housing and community planning policies and the preparation of housing policy documents;
3. Explore the meaning of affordable housing and the housing needs of a variety of household;
4. Consider policy objectives regarding sustainability and the challenges posed by climate change and how housing policies can address these issues;
5. Become familiar with the history of local, provincial and federal policies and initiatives addressing housing issues since 1900, including the introduction of zoning, general or master plans, public, social and co-op housing and community planning initiatives, inclusionary zoning and other implementation tools.

In addition to the concepts and topics identified above, in this course we will discuss:

1. community and neighbourhood planning, urban design and community amenities and their role in achieving livable, walkable and sustainable neighbourhoods;
2. Mixed-use buildings, densification of single family neighbourhoods, medium density housing for families with children;
3. Public Benefit Strategies and Public Space Plans addressing housing and community needs; and
4. Strategies for the provision of modest market and affordable market rental and owner-occupied housing.

**Learning Outcomes**
After completing this course, students will be able to:

- Demonstrate knowledge of community and housing policies, the needs of a variety of households and how the design of housing can respond to these needs, planning and funding strategies for public facilities and the roles of governments and the private and non-profit sectors in the provision of housing.
- Prepare a policy document.

**Additional Course Requirements**

- This course is unique because a significant portion of the class time will be spent walking in the field observing best practices in housing and neighbourhood development. There will be two ferry boat trips on False Creek each costing between 4 and 11 dollars. The Instructor will also be organizing an afternoon tour of suburban housing developments, subject to the Instructor finding funding for this bus trip. You should bring your UPass because we will also be taking public transit.

**Attendance**
It is mandatory that student attend all classes and tours. It is vitally important that you attend all classes. Class attendance is a requirement of this course. Grades are deducted for absences and significant late arrives (see below).

**Evaluation Criteria and Grading**

- This course is graded on a numeric (percentage) basis.
- Grading will be completed according to the grading rubric outlined on the SCARP website under Policies / Grades: [http://www.scarp.ubc.ca/policies#cote](http://www.scarp.ubc.ca/policies#cote)
- Assignments:
  1. Project #1, What meaning do you associate with the words: home, house, housing and neighbourhood (30%). Prepare a short thought paper no more than 1200 words plus visual materials (minimum of 10 pages). You can also use other media such as a video, mixed CD with commentary, painting, or drawings or prepare a website.. This is due August 15th.
  2. Project #2, Group Project (50%): Students will work in a group focusing on emerging or current housing or housing-related neighbourhood planning issues and provide viable policy options and other solutions. After consultation with me on the housing policy area chosen by the group, you will collect background information, identify policy options and explain the rationale for the recommended policies. The report can be a digital copy. The presentation and report is due Wednesday, August 39th.
• Classroom and Tour Participation (20%): Your contribution to class discussions, your knowledge and grasp of the featured readings and the observations you make during the walkabouts will be the basis of this evaluation. No shows and late arrivals are also noticed and will result in the reduction of a student’s final grade. **Your final grade will be reduced by 2% (up to 20%) for every three hours or portions thereof of class time you are absent.**

• In the event of the late submission of material, grades will be deducted. Your final grade will be submitted to the school on August 30th.

On the first day of the class, students will organize themselves into groups of three or four students and will choose from the following topics for your Project #2 - Group Project:

• Affordable Housing: What is affordable housing in a market economy? What local or senior government policies are appropriate for addressing affordable housing issues? (You will assume that at most, a very modest amount of money will be forthcoming from senior governments to address affordable housing issues)

• Affordable Housing and Climate Change: How does the definition of affordable housing and the policies for addressing this issue shift when one considers the challenges of also addressing climate change? Propose a set of local or senior government housing policies that address affordable housing issues, but also consider the need to address the challenges posed by climate change.

• Resilience: What is resilience? What are the qualities of resilient housing? What local and senior government housing policies would foster resilient housing?

• Urban Aboriginal Housing Policies: Do individuals and families from First Nation Communities have unique needs when settling into larger urban centres such as Vancouver, Calgary, Regina, Saskatoon and Winnipeg? Are there unique design considerations and other elements that should be considered in housing policies respecting homes for aboriginal folks living in large urban centres? Alternatively, the team could provide a policy framework for addressing issues related homeless aboriginal folks in urban communities.

• Neighbourhood Lane Infill Strategy: Choose two back lanes in either – the West End, the Downtown-Eastside, Marpole or Grandview-Woodland, assess the housing stock, open space, parking, social profile and related issues and propose a set of policies addressing opportunities for infill lane housing and other neighbourhood amenities.

• Housing families with children at higher densities: Assess the housing choices for families with children for those choosing to not live in a single family dwelling. Prepare a set of policies that address the need to ensure families with children have a range of viable and appropriate choices for living in higher density housing with their child or children.
- The Design of Housing: Chose a type of housing (e.g. multiple conversion dwellings, courtyard apartments, townhouses, low rise, mid-rise or high rise housing, work-live housing), assess one or more of its elements (e.g. the courtyard, the deck spaces, the balcony, the front porch or stoop, the layout of the dwelling or...) and propose policies and/or design guidelines to address its design.
- Homelessness: Review best practices in local and senior government policies addressing homelessness in Canadian cities and identify the most effective policies.

**Required Readings and Videos**
There are required readings and/or videos for several of the course dates. See below for details on these.

**Recommended Readings**
There are lengthy lists of recommended readings but these are not required readings. They are provided to you as a resource.

**Course Schedule**
Summary of Course Dates and Locations:

- Thursday, August 2nd 3 pm – 9 pm – Penthouse One, 2057 West 3rd Avenue
- Tuesday, August 7th 4 pm – 6 pm – Penthouse One, 2057 West 3rd Avenue
- Thursday, August 9th 4 pm – 8 pm - Broadway Room, 515 West 10th Avenue, 2nd floor
- Wednesday, August 15th 4 pm – 8 pm - Broadway Room, 515 West 10th Avenue, 2nd floor
- Saturday, August 18th 10 am – 6 pm – Penthouse One, 2057 West 3rd Avenue
- Wednesday, August 22nd 4 pm – 8 pm - Broadway Room, 515 West 10th Avenue, 2nd floor
- Saturday, August 25th 10 am – 6 pm – Penthouse One, 2057 West 3rd Avenue
- Wednesday, August 29th 12 pm – 5 pm - Broadway Room, 515 West 10th Avenue, 2nd floor

Note: When we meeting over a meal time, you will be welcome to have something to eat during the class.

Guest Speakers will be confirmed in July.

1. Thursday, August 2nd, 3 pm – 9 pm - Introduction to the Course, the first assignment, and a Walkabout (Kitsilano and the Downtown-Eastside)

   - the meaning of home, house, housing and neighbourhood
   - affordable, appropriate and accessible housing
   - housing – social norms and ideological assumptions, housing as a commodity
   - the importance of the neighbourhood, when considering housing issues and policies
   - the dimensions of the affordable housing challenges in Vancouver and other Canadian centres
   - an introduction to the Downtown-Eastside
• an introduction to the walking and ferry tours.

Then, we will take transit (Route 44) to the downtown (Seymour and Hastings) and then have a walkabout in the Downtown-Eastside. The class will conclude downtown.

Tour of the Lori Krill Co-op, Cordova Street conducted by Co-op Board Members.

Following the walkabout, you shall have an opportunity to discuss with other students mutual interests in a group project for your Policy Group Project. You must be in a policy group by the end of the evening. I will assist in facilitating this.

*Bring along your bus pass and a few dollars to have a beverage (i.e. probably a good idea to go to the Bank Machine before class not during).*

**Housing Types, Design Elements and Ground-oriented family housing - Group Walkabout and Report Back on Saturday, August 19th**

Each of the policy groups will meet together and go for a walkabout together before Saturday, August 19th. In class we will discuss your observations. Pick one of the following self-guided walking tours:
- Cedar Cottage
- Kitsilano, or
- Mount Pleasant.

The instructor will share handouts for the self-guided walking tours.

As explained as an introduction to the walking tours:
• Learn about different types of ground-oriented family housing.
• Explore what you like and don’t like about certain housing types and design elements.

**Recommended Readings (you are not required to read these; they are assembled as a resource for you):**


Firely, Eric and Stahl Caroline (2009) *Urban Housing Handbook* Chichester: John Wiley and Son


Housing New Canadians (see pdf below):
http://www.library.utoronto.ca/hnc/publish/concept.pdf

http://www.urbancenter.utoronto.ca/pdfs/researchbulletins/02.pdf


http://www.urbancentre.utoronto.ca/pdfs/elibrary/Hulchanski-Housing-Affd-pap.pdf

Hulchanski, J. D. (2010) The Three Cities within Toronto
http://www.urbancentre.utoronto.ca/pdfs/curp/tnrn/Three-Cities-Within-Toronto-2010-Final.pdf


Ley, David & Tutchener, Judith (2001) Immigration, Globalisation and House Prices in Canada's Gateway Cities, Housing Studies, 16:2, 199 - 223


Stella Burry Community Services (2011) Stella’s Circles: The Legacy of Stella Bury video:
http://www.delts.mun.ca/portal/index.php?SAID=171&Cat=%22Discover_DELT%22

http://www.urbanfutures.com/housing-affordability-1
http://www.urbanfutures.com/housing-affordability-2


http://www.urbanfutures.com/foreign-unoccupied


2. Tuesday, August 7th – Overview of Housing Policy and an Introduction to the Group Policy Project

An overview of current housing policy shall be provided including key concepts such the role of policy vs. regulations such as zoning and development control, and rent control, financing and interest rates, the housing continuum, financing and interest rates, and household incomes. The roles of the federal, provincial, metro and municipal government will be discussed. An overview of the fundamentals of drafting policy will be discussed. A case study of policies for housing families at medium and high densities will be discussed to better understand how policy is drafted and presented.

The group project (the preparation of a policy document and presentation) will be discussed.

We will also discuss two readings – identified below as ‘Featured Reading.’

Two Required Readings:

Grant, Jill L. & Scott, Daniel E. (2011) Redefining the Canadian dream? Household life cycles, housing costs, and aspirations for suburban housing  (pdf will be sent to you)


Also as examples of Policy documents, you can review the following:

City of Surrey (2013) Master Plan for housing the Homeless in Surrey  
http://www.surrey.ca/files/130703_NS_Surrey_MasterPlan_FINAL.pdf
City of Toronto (2010) An Affordable Housing Action Plan


City of Vancouver (1991) The Central Area Plan
http://former.vancouver.ca/commsvcs/guidelines/C028.pdf

City of Vancouver (1992) High Density Housing for Families with Children Guidelines
http://former.vancouver.ca/commsvcs/guidelines/H004.pdf

City of Vancouver (2011) Cambie Corridor Planning Programme

City of Vancouver (2012) Vancouver’s Housing and Homelessness Strategy


Manitoba Housing (2009) Homeworks! A housing strategy and policy framework for Manitoba

SFU Trust (web site) SFU Official Community Plan
3. Thursday, August 9th – Housing Policies through different lenses

There will be three guest speakers who will speak to the issues of housing policies through the lenses of a decision-maker and a policy-maker and someone who works for a ‘ngo’ fostering co-op housing projects:

- Gordon Price, former City Councillor and Director of the SFU City Programme, will speak us about the perspective of a decision-maker who considers housing policies;
- Karen Hemmingson, Director, Research and Corporate Planning at B.C. Housing; and
- Darren Kitchen, Director of Government Relations, Co-operative Housing Federation of BC.

Following the guest speakers, there will be a walking tour of Cambie Street, Fairview Slopes and South False Creek. The walking tour will conclude at the entrance to Granville Island.
Recommended Readings (you are not required to read these, they are assembled as a resource):


City of Calgary (2011) Role of the City in Affordable Housing City of Calgary Website: http://www.calgary.ca/CS/OLSH/Pages/Affordable-housing/Role-of-The-City/Role-of-The-City-in-affordable-housing.aspx

Canadian Housing Federation of BC – web site - http://www.chf.bc.ca/


Simon Fraser University (various) Affordability by Design: Affordability for All http://www.sfu.ca/continuing-studies/about/program-units/city-program/resources/publications.html


4. Saturday, August 18th – A History of Housing Policy and Housing Policies and Two Neighbourhoods: False Creek North and the West End

The following topics will be covered:

- the emergence of housing as a consideration in public policy
the History of Planning and Housing Policy
more discussion the role of local and senior governments in addressing home, house and housing issues
the role of governments in addressing affordable housing issues
the role of urban design and community planning in addressing housing issues
the design of housing, including single family housing and laneway housing, townhouses and high rise and low rise apartments.
Walking Tour – Old and New Yaletown, False Creek waterfront neighbourhoods and the West End). We will conclude the tour in the West End.

You will need to bring about 10 dollars CASH for the ferry tour.

During the class we will also discuss your observations on housing types, design elements and ground-oriented family housing.

Required Viewings:


National Film Board (1964) To Build a Better City Youtube (Parts I and II)
http://www.youtube.com/watch?v=A2xdYUk4iAY
http://www.youtube.com/watch?v=YcbDhWT5orE

Stella Burry Community Services (2011) Stella’s Circles: The Legacy of Stella Bury video:
http://www.delts.mun.ca/portal/index.php?SAID=171&Cat=%22Discover_DELT%22
Recommended Readings (you are not required to read these, they are assembled as a resource):


Canadian Social Research Links, Homelessness and Housing (an excellent web site): http://www.canadiansocialresearch.net/homeless.htm

City of Vancouver (1928), A Plan for the City of Vancouver (Bartholomew Plan) http://www.archive.org/stream/vancplanincgen00vanc#page/n0/mode/2up


City of Vancouver (1992), Kitsilano RM-4 Guidelines http://former.vancouver.ca/commsvcs/guidelines/K005.pdf

Vancouver, City of (2013) Vancouver and West Housing Background and Housing Policy (Display Boards from Open House) http://vancouver.ca/files/cov/West_End_Community_Plan_Housing_Information_Display_Boards.pdf

City of Vancouver Plan (1928) – Zoning Regulations (Housing)
5. **Wednesday, August 15th - Sustainability and Housing**

Each speaker will explain the implications of sustainability principles and the implications for Housing and Neighbourhood Planning policy. For example, the City’s Green Buildings Policy will be discussed, as well as City initiatives supporting sustainable development and neighbourhood planning initiatives (including an overview of the Southeast False Creek neighbourhood) and an introduction to the LEEDS and LEEDSND approach to assessing the environmental performance of buildings and neighbourhoods. The incorporation of other sustainability ‘legs’ such as economic, social and cultural sustainability in housing policy will also be discussed.

Guest speaker will include:

**Guest Planner - Speaking to the role of sustainability and resilience in housing and community planning policy (Rob Barrs)**

**Walking Tour of the Olympic Village led by:**

**Roger Bayley, Project Manager, Olympic Village**

**Required Reading:**

Recommended Readings (you are not required to read these, they are assembled as a resource):

Canada, Natural Resources (2012) Climate Change Planning: Case Studies from Canadian Communities  
http://www.planningforclimatechange.ca/wwwroot/Docs/Library/CIPReports/CASE%20STUDIES%20FROM%20CANADIAN%20COMMUNITIES%20FINAL.PDF

City of Surrey, Search for ‘Sustainability Charter’ and ‘East Clayton Community Plan’  

City of Vancouver (2004), Southeast False Creek Plan,  
http://vancouver.ca/ctyclerk/cclerk/20040726/sc1.pdf


Challenge Series (The) (2010) The Southeast False Creek Olympic Village  
http://www.thechallengeseries.ca/

City of Vancouver (Green Building Web Site): http://vancouver.ca/green-vancouver/green-buildings.aspx

City of Vancouver (2005), Sustainability Indicators, Targets, Stewardship and Monitoring for South East False Creek, http://vancouver.ca/ctyclerk/cclerk/20050201/ph2.htm

City of Vancouver (2011), Green Building Strategy,  
http://vancouver.ca/sustainability/GreenBuildingStrategy.htm

Cook, Rick (2011) Achieving New Heights in Architectural Excellence (Video of lecture by architect Rick Cook from New York City, with a focus on sustainability and design)  
http://www.youtube.com/watch?v=a85W_eVyc0&feature=channel_video_title


5. Wednesday, August 22nd – The City of Vancouver’s Current Housing Policies and Initiatives

The City of Vancouver’s Housing initiatives, the economics of rental housing, development strategies for the development of affordable and supportive housing and other emerging issues associated with market and non-market housing shall be discussed. The guest speaker will be a Housing Policy Planner (TBA).
After their talk, we will take the Canada Line to the Roundhouse and have a tour where we will look at several rental and social housing projects and conclude with a tour of the Mole Hill Housing Co-operative in the West End.

We will take the Canada Line to the Roundhouse Station and walk to Mole Hill for a tour of the Dr. Peter Centre (Speaker TBA).

Donald Luxton, Heritage Architect for the Mole Hill Development will give us a tour of the Mole Hill block.

**Required Reading:**

Mole Hill Web Site: [http://www.mole-hill.ca/](http://www.mole-hill.ca/)

**Recommended Readings (you are not required to read these, they are assembled as a resource):**

- City of Vancouver’s Housing Policy Website: [http://vancouver.ca/people-programs/housing-and-homelessness.aspx](http://vancouver.ca/people-programs/housing-and-homelessness.aspx)
- City of Vancouver (2011) Talk Housing with Us [http://talkvancouver.com/housing](http://talkvancouver.com/housing)

Port Moody – Newport Village – Bosa Developments – Mixed Use Building and Residential Tower

6. **Saturday, August 25th** – Suburban Housing Issues, Transit-Oriented Development (bus and walking tours)

Topics for discussion will include:

- planning low, medium and high density communities in a suburban context
- the implications of smart growth and transit-oriented strategies and new urbanism for suburban communities
- increasing housing choice and densification strategies

Kasel Yamashita, Planner and SCARP graduate will be a guest speaker on greenfield developments.

- Greenfield Development Tour - we will look at five Greenfield Developments - Langara Gardens, Lougheed Town Centre, SFU UniverCity and Newport Village and Suter Brook in Port Moody.
Gordon Harris, CEO UniverCity will be conducting a tour of the new neighbourhoods and housing.

Eric Vance, former Director of Planning, City of Port Moody will conduct a tour for us of Newport Village and Suter Brook.

The bus tour will conclude at 2057 West 3rd at around 6:00 p.m. Due to time constraints we cannot do ‘drop offs’ en route.

Required Readings:

O’Toole, Randal (2007) Unlivable Strategies: The Greater Vancouver Regional District and the Livable Region Strategic Plan, Fraser Institute Occasional Papers (I will email this to you)


Recommended Readings (you are not required to read these, they are assembled as a resource):


Metro Vancouver (2015) Housing Data Book
http://www.metrovancouver.org/services/regional-planning/PlanningPublications/MV_Housing_Data_Book.pdf


Greata Ranch, Peachland (Greenfield Development)
First Master Plan for Lougheed Town Centre – 1964 (David Pereira)

Lougheed Town Centre – Future Vision (2017)
7. **Wednesday, August 29th - Group Presentations (12:00 – 1 pm – setup; presentations: 1 pm – 5:00 pm)**

The group projects will be presented at Vancouver City Hall. City staff will be present to provide advice and feedback on your project presentations.

Location: Broadway Room, 515 West 10th Avenue

**Special Needs**

Please inform the course instructor as soon as possible if you have special needs and require accommodation of any kind. Please visit [http://www.students.ubc.ca/access/](http://www.students.ubc.ca/access/) for more information on campus resources.

**Academic Integrity**

The University is an environment that fosters learning and the free exchange of ideas while maintaining responsibility and integrity. Violations of academic integrity include but are not limited to plagiarism, cheating, dishonesty, fabrication of information, submitting previously completed work and misusing or destroying school property. Any material or ideas obtained from digital or hard copy sources must be appropriately and fully referenced. Students are expected to uphold all the standards articulated in UBC’s academic integrity site. If the instructor finds evidence of a violation of academic integrity the case will be investigated by the Faculty of Graduate Studies and, where appropriate, action will be taken. Disciplinary action may lead to a failing grade or suspension from the University.