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<th>Course Number</th>
<th>PLAN 583</th>
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<td>Course Credit(s)</td>
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<tr>
<td>Course Title</td>
<td>Housing and Community Planning Policy</td>
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<td>Term</td>
<td>Summer 2019</td>
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| Days/Dates/Times | Thursday, August 1st 3 pm – 9 pm  
Tuesday, August 6th 4 pm – 6 pm  
Thursday, August 8th 4 pm – 8 pm  
Wednesday, August 14th 4 pm – 8 pm  
Saturday, August 17th 10 am – 6 pm  
Wednesday, August 21st 4 pm – 8 pm  
Saturday, August 24th 10 am – 6 pm  
Wednesday, August 28th 12 pm – 5 pm |

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<tr>
<th>Instructor</th>
<th>Michael Gordon</th>
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<tbody>
<tr>
<td>Office</td>
<td>City of Vancouver, 515 West 10th Avenue, 2nd floor</td>
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<td><a href="mailto:michael.gordon@vancouver.ca">michael.gordon@vancouver.ca</a></td>
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<tr>
<td>Office Hours</td>
<td>n/a – call me for information</td>
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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 on foot and a ferry boat tour and a bus tour of a variety of neighbourhoods. There will be opportunities for class discussion with the guest speakers and on the assigned readings or viewing video documentaries.

Course Overview, Content and Objectives
The design and development of homes and communities is a focus of public policy for local and senior governments. Accessing adequate housing seems to have become a question of privilege rather than a basic human right.

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;
- what is a housing crisis – from a variety of perspectives including the commoditization of residential housing, the lack of new rental housing and choices for low and moderate income families with children, the marginalization of state-assisted tenure options and the impact of global capital investments in housing and their impacts on housing affordability and homelessness;
- the roles of government and the private and non-profit sectors in addressing housing and community planning policy issues;
- the design of different types of housing;
- community amenity requirements and funding strategies related to community planning;
- addressing sustainability and resilience objectives as part of housing and community planning policies;
- the colonization of the Squamish community of Snaq on the east side of Kits Point (1868 – 1947).
Purposes of the course:

In this course we will:

1. Explore what ‘meaning’ that you and others 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. ‘Unpack’ the definition of a housing crisis;
4. Explore the meaning of affordable housing and the housing needs of a variety of households;
5. Become familiar with the role of global capital and its impact on the affordability of homes;
6. Consider policy objectives regarding sustainability and resilience and the challenges posed by climate change and how housing policies can address these issues;
7. 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; and
8. Discuss the history of the Kitsilano Indian Reserve to provide insight into the roles and initiatives of the federal, provincial and local governments in colonizing the Squamish Nation’s lands at Snaux.
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 17th.
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 28th.

- 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 or departures 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.**
- **Please Turn Off your Cell Phones during the class.**

On the first day of the class, students will organize themselves into groups of three or four students and will chose 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?
- Policies Addressing Global Capital and its impact on Housing Affordability – Explain how this issue is addressed in a number of countries and urban areas, review best practices and policies and recommend the most effective ones.
- 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 and neighbourhoods? What local and senior government policies would foster resilient housing and neighbourhoods?
- 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 to homeless aboriginal individuals and families 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 1st 3 pm – 9 pm – Penthouse One, 2057 West 3rd Avenue
- Tuesday, August 6th 4 pm – 6 pm – Penthouse One, 2057 West 3rd Avenue
- Thursday, August 8th 4 pm – 8 pm - Penthouse One, 2057 West 3rd Avenue
- Wednesday, August 14th 4 pm – 8 pm - Penthouse One, 2057 West 3rd Avenue
- Saturday, August 17th 10 am – 6 pm – Penthouse One, 2057 West 3rd Avenue
- Wednesday, August 21st 4 pm – 8 pm - Penthouse One, 2057 West 3rd Avenue
- Saturday, August 24th 10 am – 6 pm – Penthouse One, 2057 West 3rd Avenue
- Wednesday, August 28th 12 pm – 5 pm – TBD

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

Guest Speakers will be confirmed in July.
1. Thursday, August 1st, 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
- the start of our discussion on ‘Housing Crises”
- affordable, appropriate and accessible housing
- housing – social norms and ideological assumptions, housing as a commodity
- an introduction to the Downtown-Eastside
- an introduction to the walking and ferry tours, and
- choosing the topic for your policy group project.

Case Study of a Housing Policy – Empty Homes Tax – Guest Speaker – Matthew Bourke, Senior Planner, City of Vancouver

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 17th**

Each of the policy groups will meet together and go for a walkabout together before Saturday, August 18th. 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 various publications from the Toronto Research Working Group
http://www.hnc.utoronto.ca/

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/curf/tnrn/Three-Cities-Within-Toronto-2010-Final.pdf

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


New York World’s Fair (1939/1940) – building the model of the ‘City of Tomorrow’ for the Futurama Exhibit, Sponsored by General Motors

2. Tuesday, August 6th – 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, the reliance on the private market. The dimensions of ‘housing crises’ will be discussed.

Also, an overview of preparing policy documents will be discussed.
The group project (the preparation of a policy document and presentation) will be discussed.

We will also discuss three readings – identified below as ‘Required Readings.’

**Three Required Readings:**

Grant, Jill L. & Scott, Daniel E. (2011) *Redefining the Canadian dream? Household life cycles, housing costs, and aspirations for suburban housing*
http://theoryandpractice.planning.dal.ca/_pdf/suburbs/working_papers/grant_scott_11_redefining%20Canadian%20dream.pdf

Smith, Susan (2015) ‘Owner occupation: at home in a spatial, financial paradox’
*International Journal of Housing Policy* 15 (1) pp. 61 - 83


**Also here are examples of Policy documents and articles relevant to today’s discussion, 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 Toronto (2017) Official Plan Housing Policies see pp. 21 - 26

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

City of Vancouver (2011) Cambie Corridor Planning Programme


3. **Thursday, August 8th – Housing Policies through different lenses**

Tentatively (to be confirmed in July), there will be four guest speakers who will speak to the issues of housing policies through the lenses of a decision-maker, policy-makers and someone who works for a ‘ngo’ fostering co-op housing projects:

- Gordon Price, former City Councillor and Director of the SFU City Programme, and editor of the web site: pricetags.ca;
- Karen Hemmingson, Director, Research and Corporate Planning at B.C. Housing; and
- Darren Kitchen, Director of Government Relations, Co-operative Housing Federation of BC.
- Sarah Ellis, City of Vancouver Housing Planner.

Following the guest speakers, there will be a walking tour of Kitsilano, Fairview Slopes and South False Creek. The walking tour will conclude at the entrance to Granville Island

**Required Reading:**

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

BC Housing Service Plan– 2017-2018: https://www.bchousing.org/about/corporate-reports-plans


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


Pavolov, Andre and Wachter, Susan (2011) ‘Subprime Lending and Real Estate Prices’ Real Estate Economics 39 (1) pp. 1 - 17

4. Wednesday, August 14th – Sustainability and Housing

Each speaker will explain the implications of sustainability principles and the implications for Housing and Neighbourhood Planning policy. City initiatives supporting sustainable development will be discussed (including an overview of the Southeast False Creek neighbourhood) 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

Walking Tour of the Olympic Village led by:

Roger Bayley, Project Manager, Olympic Village (to be confirmed in July)

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

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

http://surrey.ca/plans-strategies/6036.aspx


City of Vancouver (2005), Sustainability Indicators, Targets, Stewardship and Monitoring for South East False Creek, http://vancouver.ca/ctyclerk/cclerk/20050201/ph2.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. **Saturday, August 17th – A History of Housing Policy and Housing Policies and a Walkabout: Snaqu, 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
- the role of governments in addressing affordable housing and design 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, and
- Case Study: the colonization of the Squamish community of Snaqu on the east side of Kits Point (1868 – 1947).
- Walking Tour – Snaqu, 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 Readings and Viewings:**


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

VANCOUVER, B.C.
ILLUSTRATING THE APPLICATION OF ZONING REGULATIONS

VANCOUVER TOWN PLANNING COMMISSION
HARLAND BARTHOLOMEW
ASSOCIATE TOWN PLANNING CONSULTANTS

APPLICATION OF HEIGHT REGULATIONS TO DIFFERENT TYPES OF BUILDINGS

FRONT YARD LINES FOR BUILT-UP PROPERTY

THE SIDE BUILT-UP PROPERTY shall consist of the frontage up to the boundary线 of the property, not including the frontage of the property that is露天的. The side built-up property shall consist of the depth, not to be greater than that of the deeper front yard.

FRONT & SIDE YARDS ON REVERSED CORNERLOTS

A.

B.

APPLICATION OF AREA REGULATIONS TO DIFFERENT TYPES OF BUILDINGS

WHERE STORES ARE LOCATED A BLOCORD SMALL FOR RESIDENTIAL USES ON corrosive materials. THE BLOCK SMALLEST NOT PROJECTING BEYOND THE FRONT LINE OF THE DWELLING.

APPLICATION OF AREA REGULATIONS—SIX STOREY MULTIPLE DWELLING DISTRICT CASES

NOTE: A SIDE YARD IS REQUIRED OR TO BE A SIDE YARD SUBDIVIDER NOT LESS THAN THE NUMBERS OF SQUARE FEET MINIMUM SUBDIVIDER AND NOT LESS THAN THE NUMBERS OF SQUARE FEET MINIMUM SUBDIVIDER AND NOT EXPECTED TO SUBSIDER THE BADSIDER OF A CUMBER SOFT TO LESS THAN THE NUMBERS OF SQUARE FEET MINIMUM SUBDIVIDER.
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 (1991), Downtown South Design Guidelines  
http://former.vancouver.ca/commsvcs/guidelines/D007.pdf

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

Environics (2010) Urban Aboriginal Peoples Study Toronto: Environmics  


http://www.sitelines.org/sites/default/files/sitelines_issues/BCSLA_April_2013_FINAL.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


6. Wednesday, August 21st – The City of Vancouver’s Current Housing Policies and Initiatives and Ferry Boat Tour of False Creek Basin

The City of Vancouver’s 10 year Housing Strategy and housing market and affordability metrics from the Data Book, shall be discussed. The guest speaker will be Sarah Ellis, City of Vancouver Housing Policy Planner (to be confirmed in July).

After her we will have a ferry boat tour of the False Creek Basin to learn about how Vancouver housing and community planning policies have resulted in the emergence of neighbourhoods on False Creek since 1974. Then we will walk to Mole Hill in the West End for a tour of the Mole Hill Housing Co-Operative.
**Please Bring 10 dollars for the Ferry Boat fare.**

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 (2009) *2009 Survey of Low-Income Housing in the Downtown Core*  

City of Vancouver (2018) *Annual Progress Report and Data Book*  

City of Vancouver, (2018) *Housing Vancouver Strategy*  
[https://vancouver.ca/people-programs/housing-vancouver-strategy.aspx](https://vancouver.ca/people-programs/housing-vancouver-strategy.aspx)

City of Vancouver (2018) *Social and Market Rental Housing* (web page with links to reports and policies)  
[https://vancouver.ca/people-programs/market-rate-and-subsidized-rentals.aspx](https://vancouver.ca/people-programs/market-rate-and-subsidized-rentals.aspx)


7. Saturday, August 24th – 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 (to be confirmed in July).

- 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.
Guest Speakers on bus tour will be confirmed in July.

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
https://www.fraserinstitute.org/sites/default/files/UnlivableStrategiesGVRD.pdf


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


City of Vancouver (2013) Langara Gardens Policy Statement

City of Vancouver (2004) Kingsway and Knight Housing Area Plan,
http://vancouver.ca/ctyclerk/cclerk/20040708/pe3.htm


CMHC (2003) Integrated Design Charrette for a Sustainable UniverCity Community

https://www03.cmhc-schl.gc.ca/catalog/productDetail.cfm?cat=150&itm=40&lang=en&fr=1550091626641

Hayden, Dolores (2010) ‘I have seen the future: Selling the Unsustainable City’ *Journal of Urban History* 38 (1) pp. 3 - 15


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

Lougheed Town Centre – Future Vision (2017)
Lougheed Town Centre in 2013 (David Pereira)
8. Wednesday, August 28th - Group Presentations (12:00 – 1 pm – setup; presentations: 1 pm – 4:00 pm

Each group will present their policy project.

Location: TBD

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/ 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.