

Canadian Community Housing Mission, Values, Goal

The mission of Canadian Community Housing (CCH) is to assure the continued availability of options in rental housing for single-person households potentially of modest means (including those receiving social assistance), in any stage of their lives, and for others who would choose to live life with a smaller footprint.

The trend toward single-person households, tiny houses and small footprint living is growing, and not only in major urban centres where real estate prices necessitate this downsizing. The groundswell of recognition that climate change caused by human activity must be curbed, and that any solution that can be workable on a global scale must begin with self, is driving the conscious choice to commit to minimalist home environs. The corollary to this commitment is a greater level of engagement at the community level, in shared public spaces, with a correspondent increase in participation in the service economy. This atmosphere of living small, buying locally, and engaging meaningfully in Community will create an enviable upward spiral of sustainable economic development, growth, and jobs for future generations.

The values of CCH are consistent with this groundswell of recognition. Canadian values are those of peaceful coexistence, in harmony with their environment. Community values are supportive and caring and inclusive, continually striving to improve their collective “lot”. Housing choice arguably represents the single largest component of an individual’s energy footprint.

- Modes of transportation other than the single occupant vehicle (SOV) must be promoted and fostered, by developing in neighbourhoods with high walkability indices and along public transit routes. Parking and vehicular access should be devoted primarily to shared ride (HandyDART, taxi, Car2Go etc.) and emergency services provision. Private vehicle parking is limited and priced to temper its demand, and secure bicycle storage is provided at no additional charge.
- An Environmental Construction Operations (ECO) Plan (a living document) is important to document continual improvement in the diversion of waste from landfills, and reductions in the life cycle energy requirements of the materials (re-use, local sourcing and value adding, ethical purchasing, efficient appliances, recyclability etc.)
- Diversity and inclusion are the cornerstones of Civil Society. Communities flourish where engagement is pervasive and the dialogue spans disparities of abilities and income, and cultural differences. Small footprint living can foster closer community ties and improve the dialogue.

Our goal is to position our company as a catalyst at the leading edge of a “sea change” transformation towards sustainable urban densification. This transformation will provide desirable housing choices for single-person households across the spectra of age, ability, income, gender and culture. We expect the resulting mélange to promote understanding, strengthen community values, and lower barriers to inclusivity.

The project consists exclusively of residential units less than 50 square metres in size. Bachelor suites in the wheelchair accessible building will have appeal to demographics such as youth, seniors and persons with disabilities. These demographics are recognized as having less reliance on private vehicles and are subject (in other jurisdictions) to a correspondingly lower ratio of parking.

The project is aligned with Strategic Priorities of the City of Courtenay for 2016-2018 which include support for densification as an area of control, and support for initiatives and incentives to encourage lower cost housing under the strategic theme of “support for diversity in housing and reasoned land use planning”.

The project is aligned with the OCP Vision and Strategy, Growth Management, Residential Land Use Designation, Transportation and Climate Action Goals and Policies:

- The OCP Vision’s goal of Balanced Growth is furthered by providing affordable housing close to recreation and daily destinations. The goal of Sustainable Development is furthered by selecting the correct location for density, adjacent to multiple transit routes and walkable to Downtown and the Cliffe Avenue commercial area. The goal of Planning for Retirees is furthered by providing affordable rental units in a central location.
- The project is aligned with the OCP Regional Growth Strategy Goal 1 of ensuring a diversity of housing options to meet evolving demographics and needs. The central location of the project is ideal for its variety of transportation choices. The affordable rental units in the project are by their very nature inclusive.
- The OCP Residential Land Use goals of supporting development of housing options for seniors, and ensuring the provision of affordable housing are furthered, as are the policy objectives of offering variety of transportation choice and creating inclusive neighbourhoods.
- The OCP Transportation goal of reducing travel distances and congestion is furthered by the central location of the project, and the policy of supporting acceptance of alternative design standards is congruent with a relaxation of the parking requirement. The City of Vancouver Parking By-law allows that small residential unit parking demand can be calculated on a ratio of the number of square metres of floor area used for residential units (not on the number of units), in locations where there is ready access to the hierarchy of active modes of transportation and public transit.
- The OCP Climate Action policy to encourage and support initiatives that reduce the number of passenger vehicle trips is furthered by the project, as well as the policy to reduce the ratio of parking for new developments within its jurisdiction.