

TEAM HOUSING SUB-COMMITTEE

Summary of Final Report

July 12, 1968

This committee feels that the present critical housing shortage in the Greater Vancouver area necessitates action on the following aspects of the problem:

I. LONG-TERM GOALS:

- Local:
- A. The formation of a Municipal Land-Development Corporation whose function will be that of acquisition and retention of as much land as possible within the city, and the leasing of this land in such a manner as to promote the most efficient use of the limited space available to provide housing for as many people as possible.
 - B. To provide, through the above-mentioned body, incentives to builders and non-profit organizations to take advantage of federal and provincial funds that are available for low-cost housing.
 - C. To establish a policy of mandatory consultation with and involvement of local citizens in the planning of housing, transportation, and other services in their local area.
- Regional:
- D. To press for the adoption of uniform building and zoning codes to be effective throughout the Lower Mainland Area, in order to stimulate more efficient building methods and land use.
 - E. To press for the comprehensive development of new housing areas, and the integration and coordination of all housing and services on a regional basis.
- Provincial & Federal:
- F. Support the establishment of a Federal Housing Development Bank to provide funds for housing on a more flexible basis than does N.H.A.
 - G. Press for the removal of the 11% tax on building materials.

II. RECOMMENDATIONS FOR IMMEDIATE ACTION:

- A. Press for the establishment of a Lower Mainland Regional Housing Authority, under the aegis of the Fraser-Burrard Regional District, and provide for continuing cooperation with the Provincial Dept. of Municipal Affairs in this area.
- B. Suspend removal of existing housing for urban renewal purposes, and at the same time enforce bylaws and provide incentives to ensure improvement of substandard housing.
- C. Adjust the tax base in order to place greater emphasis on land values and less on the value of improvements.
- D. Establish a central housing registry and advice bureau.