

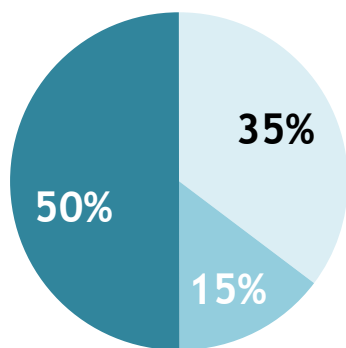
**Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy**

**Summary of TalkVancouver Family Apartments Survey Results**

2313 people responded to the Talk Vancouver Survey on Family Housing in Apartments, which ran from June 9 to June 21, 2016. The survey asked participants for data about their own family status and housing, their perceptions on the availability and adequacy of family-sized housing, as well as their opinions on proposed City action to increase the threshold requirement for family-sized housing units in strata and rental apartment developments.

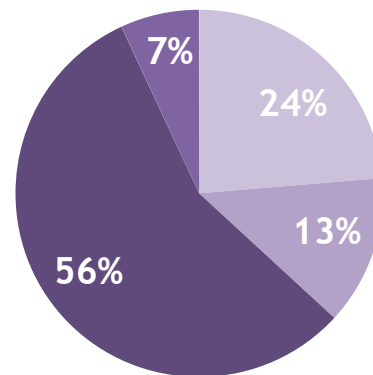
**What is Your Family Status?**

- Have Kids
- Considering Starting a Family
- Not Considering Starting a Family



**What Type of Home Do You Live In?**

- Single Detached
- Apartment
- Townhouse/Duplex
- Secondary Suite



**Summary of Responses:**

- 1) **Extremely Limited Supply of Apartments with 3 or More Bedrooms:**  
Almost all respondents rated the supply of apartments with 3 or more bedrooms as extremely limited - 88% for 3 bedrooms, and 87% for 4 or more bedrooms. This response was consistent across family status, tenure type, and size and type of current housing.
- 2) **Difficult to Find 2 and 3 Bedroom Units that Are Suitable for Families:**  
91% of respondents agreed that it is difficult to find 3 bedroom apartments in Vancouver, and almost all respondents further noted the difficulty of finding 2 and 3 bedroom apartments that meet the needs of families and larger households - 87% of respondents for 2 bedrooms, and 90% for 3 bedrooms.
- 3) **Cost and Availability Are Major Barriers to Families Finding Suitable Apartment Housing**  
Almost all current families with children noted that cost and availability are barriers to finding 2 and 3 bedroom apartments suitable to their needs (96% and 88% respectively). Other barriers identified by current families are suitability of units (50%)

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and location (32%). These concerns were consistent regardless of tenure (owning and renting), as well as across current housing type and size.

- 4) There is demand for apartments and ground-oriented housing with 3 or more bedrooms among Vancouver households, including current and future families**  
Among the survey respondents, 55% of current families and 78% of households with future plans to have children are currently looking for apartment-style housing. 94% of respondent families with children, and 62% of respondents with future plans to have children, indicated that they are currently looking for a home with 3 or more bedrooms.

When asked to list the top five things they need in their next home, current and future families noted the following:

- A second bedroom (39% of current, 66% of future)
- A third bedroom (45% of current, 31% of future)
- More flexible space (58% of current, 25% of future)
- More storage space (47% of current, 59% of future)
- A larger kitchen (55% of current, 56% of future)
- Closer to schools (50% of current, 22% of future)

- 5) Most respondents strongly support the proposed new family unit requirements**  
78% of all respondents agreed with requiring that 35% of new apartment have 2 or more bedrooms. 76% of all respondents agreed that 10% of these apartments be required to have 3 or more bedrooms. This support was consistent across family type and tenure, as well as across current housing size and type.

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**Survey Results**

*Note: Tables have been condensed to provide information clarity or focus on a key topic. Data on non-responses or “don’t know/not sure” are not included in the tables. Some questions (see survey tool at end of Appendix D) allowed for multiple answers. For these reasons, or due to rounding, response percentages in many columns will not add to 100 percent.*

**Respondent Characteristics: Family Status and Current Housing**

	Own/Rent Status		Current Number of Bedrooms				Current Type of Housing		
	Own	Rent	1bd	2bd	3bd	>3bd	Apartment	Single Detached	Townhouse /Duplex
<b>Family Status</b>									
Current Family	37%	31%	10%	38%	58%	55%	23%	54%	47%
Considering Family	8%	21%	26%	14%	14%	4%	18%	5%	10%
No Plans for Children	45%	35%	58%	38%	23%	17%	50%	25%	29%

<b>Number of Bedrooms in Current Home</b>	Family Status		Own/Rent Status		Current Type of Housing		
	Current Families	Future Families	Own	Rent	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/Duplex
Studio	0%	3%	1%	5%	5%	0%	0%
One	8%	54%	18%	43%	48%	2%	1%
Two	41%	35%	40%	36%	43%	15%	49%
Three	31%	5%	24%	11%	38%	44%	4%
>Three	19%	3%	17%	5%	45%	5%	0%

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<i>Type of Housing</i>	<b>Family Status</b>		<b>Own/Rent Status</b>		<b>Current Number of Bedrooms in Home</b>			
	Current Families	Future Families	Own	Rent	1bd	2bd	3bd	Currently in >3bd
Single Detached	36%	8%	34%	11%	1%	9%	48%	88%
Townhome or duplex	18%	8%	17%	7%	1%	17%	31%	6%
Apartment	37%	69%	46%	65%	89%	62%	11%	1%
Secondary Suite	6%	12%	1%	12%	7%	9%	5%	2%
Laneway House	0%	0%	0%	1%	1%	0%	0%	0%

<i>Number of People in Household</i>	<b>Family Status</b>		<b>Own/Rent Status</b>		<b>Current Number of Bedrooms in Home</b>				<b>Current Type of Home</b>		
	Current Families	Future Families	Own	Rent	1bd	2bd	3bd	>3bd	Apartment	Single Detached	Townhouse/duplex
1	0%	9%	19%	21%	38%	13%	5%	5%	29%	6%	7%
2	5%	89%	39%	44%	53%	49%	25%	25%	48%	27%	39%
3	42%	2%	18%	19%	8%	24%	28%	28%	16%	21%	26%
4	41%	0%	18%	11%	1%	13%	32%	32%	7%	31%	21%
5	9%	0%	4%	3%	0%	2%	8%	8%	1%	10%	4%
>6	3%	0%	2%	1%	0%	0%	2%	2%	0%	5%	2%

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What is your impression of the supply and availability of the following types of apartments in Vancouver? (to rent or own)

2 bedroom apartment units										
	All Respondents	Family Status		Own/Rent Status		Current Number of Bedrooms			Current Type of Home	
		Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/Duplex
Almost None or Few are Available	57%	54%	61%	50%	66%	59%	47%	61%	50%	52%
There are Some or Lots Available	39%	42%	37%	46%	32%	39%	46%	35%	45%	44%

3 bedroom apartment units										
	All	Family Status		Own/Rent Status		Current Number of Bedrooms		Current Type of Home		
		Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/Duplex
Almost None or Few are Available	88%	92%	90%	88%	89%	92%	90%	89%	86%	93%
There are Some or Lots Available	6%	3%	4%	6%	4%	3%	3%	4%	8%	3%

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<b>&gt;3 bedroom apartment units</b>										
	All	Family Status		Own/Rent Status		Current Number of Bedrooms		Current Type of Home		
		Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/Duplex
Almost None or Few are Available	87%	91%	88%	89%	85%	90%	91%	86%	92%	92%
There are Some or Lots Available	3%	2%	3%	3%	3%	2%	1%	2%	3%	2%

Thinking about *apartments* in Vancouver (to rent or to own), how easy or hard do you think it is to find:

<b>2 bedroom apartment units</b>										
	All	Family Status		Own/Rent Status		Current Number of Bedrooms		Current Type of Home		
		Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/Duplex
Difficult	69%	68%	74%	61%	75%	69%	65%	71%	64%	62%
Easy	8%	8%	6%	11%	5%	9%	9%	7%	10%	8%

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<b>3 bedroom apartment units</b>										
	All	Family Status		Own/Rent Status		Current Number of Bedrooms		Current Type of Home		
		Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse /Duplex
Difficult	91%	95%	90%	91%	90%	93%	93%	91%	89%	92%
Easy	1%	1%	0%	1%	1%	1%	1%	1%	2%	1%

How easy or hard do you think it is to find 2 or 3 bedroom *apartments* (to rent or own) in Vancouver that adequately meet the needs of families or larger households?

<b>2 bedroom apartments that meet the needs of families and larger households</b>										
	All	Family Status		Own/Rent Status		Current Number of Bedrooms		Current Type of Home		
		Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse /Duplex
Difficult	87%	91%	90%	83%	91%	89%	89%	87%	83%	90%
Easy	3%	3%	1%	4%	1%	2%	4%	2%	4%	2%

<b>3 bedroom apartments that meet the needs of families and larger households</b>										
	All	Family Status		Own/Rent Status		Current Number of Bedrooms		Current Type of Home		
		Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/ Duplex
Difficult	90%	95%	90%	89%	91%	92%	93%	89%	88%	95%
Easy	1%	1%	0%	1%	1%	0%	1%	1%	2%	0%

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City Council is considering requiring new apartments (for rent or to own) to include 35% family-sized units (up from 25%). The requirement would specify that a minimum of 25% of the units should be two bedrooms, and a minimum of 10% of the units should have three or more bedrooms. Do you disagree or agree with the policy?

<b>Do you Agree with Requiring that 35% of New Apartments Have 2+ Bedrooms?</b>										
		<b>Family Status</b>		<b>Own/Rent Status</b>		<b>Current Number of Bedrooms</b>		<b>Current Type of Home</b>		
		Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse /Duplex
	All									
Disagree	12%	11%	9%	14%	10%	10%	13%	12%	15%	13%
Agree	78%	83%	83%	75%	80%	81%	78%	77%	75%	81%

<b>Do you Agree with Requiring that 10% of these apartments have three bedrooms or more?</b>										
		<b>Family Status</b>		<b>Own/Rent Status</b>		<b>Current Number of Bedrooms</b>		<b>Current Type of Home</b>		
		Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse /Duplex
	All									
Disagree	13%	13%	10%	15%	12%	10%	13%	13%	15%	15%
Agree	73%	79%	78%	71%	75%	81%	78%	72%	72%	76%



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What do you think are the Top 3 challenges for people looking for 2 or 3 bedroom apartments in the city?

General Barriers to Finding 2 or 3bd Apartment Units									
	Family Status		Own/Rent Status		Current Number of Bedrooms		Current Type of Home		
	Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/Duplex
Cost	96%	96%	95%	97%	97%	94%	97%	94%	96%
Availability	88%	85%	88%	85%	88%	88%	86%	88%	88%
Suitability of units	50%	51%	49%	50%	51%	53%	47%	51%	53%
Location	32%	36%	36%	36%	34%	31%	38%	33%	35%

Family Specific Barriers to Finding 2 or 3bd Apartment Units									
	Family Status		Own/Rent Status		Current Number of Bedrooms		Current Type of Home		
	Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/Duplex
Concerns about Noise	43%	15%	22%	24%	24%	33%	20%	30%	27%
Adult-only buildings	38%	12%	18%	22%	21%	29%	17%	22%	25%
Landlord or Owners	38%	14%	16%	23%	21%	28%	15%	23%	23%

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Thinking about your future, do you think you'll remain living in Vancouver?

<b>Do you think you will stay in Vancouver?</b>									
	<b>Family Status</b>		<b>Own/Rent Status</b>		<b>Current Number of Bedrooms</b>		<b>Current Type of Home</b>		
	Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/Duplex
Yes	42%	26%	63%	28%	43%	54%	43%	60%	48%
No	24%	30%	11%	29%	23%	15%	22%	15%	16%
Not Sure	35%	44%	26%	43%	34%	31%	35%	25%	36%

Are you looking to move from your current home to another place in Vancouver?

<b>Are you looking to move from your current home to another place in Vancouver?</b>									
	<b>Family Status</b>		<b>Own/Rent Status</b>		<b>Current Number of Bedrooms</b>		<b>Current Type of Home</b>		
	Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/Duplex
Yes	19%	47%	12%	36%	18%	11%	22%	12%	17%
No	69%	39%	77%	47%	70%	80%	66%	75%	67%
Not Sure	11%	14%	11%	17%	12%	9%	12%	14%	16%

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For those who answered YES to above: What size and type of home are you looking for? What are the top things you need in a new home?

What Size of Home are you Looking For?									
	Family Status		Own/Rent Status		Current Number of Bedrooms		Current Type of Home		
	Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/Duplex
Studio	2%	0%	3%	6%	2%	0%	5%	0%	0%
1bd	2%	5%	5%	25%	9%	0%	22%	0%	5%
2bd	40%	68%	44%	70%	52%	39%	70%	36%	45%
3bd	67%	51%	44%	35%	53%	70%	31%	48%	59%
>3bd	27%	11%	18%	8%	13%	17%	8%	27%	9%

What Type of Home are you Looking For?									
	Family Status		Own/Rent Status		Current Number of Bedrooms		Current Type of Home		
	Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/duplex
Apartment	55%	78%	56%	76%	61%	52%	77%	48%	55%
Townhouse	57%	62%	41%	49%	59%	48%	41%	39%	73%
Single Family Home	47%	19%	28%	20%	27%	39%	17%	39%	36%
Laneway Home	23%	24%	19%	20%	19%	43%	18%	15%	32%

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Secondary Suite	2%	5%	0%	5%	5%	0%	1%	3%	0%
Other	3%	0%	8%	4%	5%	4%	5%	6%	5%

<b>Top Five Things you need for your household in the apartment you're looking for</b>									
	<b>Family Status</b>		<b>Own/Rent Status</b>		<b>Current Number of Bedrooms</b>		<b>Current Type of Home</b>		
	Current Families	Future Families	Own	Rent	Currently in 2bd	Currently in 3+bd	Currently in Apartment	Currently in Single Detached	Currently in Townhouse/duplex
A second bedroom	39%	66%	53%	68%	49%	46%	66%	44%	55%
A third bedroom	45%	31%	38%	19%	29%	38%	21%	44%	36%
A fourth bedroom	5%	6%	6%	1%	5%	0%	2%	11%	0%
More storage space	47%	59%	51%	58%	59%	54%	53%	50%	64%
More flexible space	58%	25%	43%	51%	51%	62%	49%	50%	82%
Larger bedrooms	39%	16%	38%	23%	44%	38%	27%	56%	18%
Closer to schools	50%	22%	30%	28%	32%	54%	26%	44%	27%
A larger kitchen	55%	56%	43%	53%	49%	46%	52%	44%	27%

## *Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy*

### Survey Questions

#### **Family Housing in Apartments**

Vancouver strives to be a city that everyone can call home. As we grow, more families are living in taller apartment buildings.

**The City requires a minimum amount of “family units” (two or more bedroom homes) to be included in new apartment projects**, however many Vancouver families still struggle to find adequately sized housing. Through a family housing strategy, Vancouver wants to improve housing options for families and larger households.

**As an important first step, City Council has identified the need to grow the number of family-sized apartments by increasing the minimum number of two and three bedroom homes in new apartment buildings.**

***Tell us what you think of this proposal and your experiences with family housing in this short questionnaire!*** Your input will help inform the development of the Housing Mix in Apartments Rezoning Policy that will go to Council for consideration in the coming months. The survey will be available until June 21, 2016.

#### **Keep in mind, for the purposes of this questionnaire:**

- An **“Apartment”** is defined as a rented or owned unit in a multi-unit building accessed through shared lobbies and hallways. Condominiums/condos that are rented or owned in low or high rise buildings are also considered “apartments” in this survey.
- **“Family”** is defined broadly to include any households where adults and children are living together. “Larger Households” are also included in the “families” grouping to recognize the needs of households of three or more people without children who may also need a two, three or more bedroom unit.

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1. Do you live in the City of Vancouver?
2. What is your impression of the supply and availability of the following types of apartments in Vancouver?(to rent or own)

Bedroom Type	Almost none are available	Few are available	There are some available	There are lots available	Don't know/ not sure
Studio					
1 bed					
2 bed					
3 bed					

3. Thinking about *apartments* in Vancouver (to rent or to own), how easy or hard do you think it is to find:

	Very difficult	Somewhat difficult	Not difficult, but not easy either	Somewhat easy	Very easy	Don't know / Not sure
2 bedroom apartments in general						
3 bedroom apartments in general						

4. We've heard from some families that when they do find 2 or 3 bedroom apartments, there are still aspects of these homes that don't meet all of their needs.

In other words, they may have the right number of bedrooms, but there are other features that are lacking (e.g. size of bedrooms, enough storage, play space etc.), so that their housing needs aren't being *adequately* met.

How easy or hard do you think it is to find 2 or 3 bedroom *apartments* (to rent or own) in Vancouver that adequately meet the needs of families or larger households?

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	Very difficult	Somewhat difficult	Not difficult, but not easy either	Somewhat easy	Very easy	Don't know/ Not sure
2 bedroom apartments that adequately meet the needs of families and larger households						
2 bedroom apartments that adequately meet the needs of families and						

5. **Do you have any comments about finding 2 and 3 bedroom apartments in Vancouver?**

6. **Did you know that:**

- Approximately 35% of Vancouver’s households are families with children and the last census showed that 6,300 of those families were living in studio or 1-bedroom apartments.
- Less than 1% of Vancouver’s secured rental housing has three bedrooms

**City Council is considering requiring new apartments (for rent or to own) to include 35% family-sized units (up from 25%). The requirement would specify that a minimum of 25% of the units should be two bedrooms, and a minimum of 10% of the units should have three or more bedrooms.**

**Do you disagree or agree with the policy?**

	Very difficult	Somewhat difficult	Not difficult, but not easy either	Somewhat easy	Very easy	Don't know/ Not sure
Requiring that 35% of new apartments have two or more bedrooms						
Requiring that 10% of these apartments have three bedrooms						

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**[IF LIVE IN VANCOUVER, ASK Q7 ELSE SKIP TO Q8]**

**7. What do you think are the Top 3 challenges for people looking for 2 or 3 bedroom apartments in the city?**

- Cost
- Availability
- Requirements from landlords (e.g. credit check, references etc.)
- Suitability of units (e.g. condition, accessibility, storage options, etc.)
- Location (e.g. near transit, amenities, schools etc.)
- Size of household
- Other (please specify)

**7a. Thinking about your future, do you think you'll remain living in Vancouver?**

- Yes
- No
- Don't know/ Not sure

**[IF YES TO REMAIN VANCOUVER ASK Q7]**

**7b. You've said that you want to remain living in Vancouver. Why is that?**

- For work (e.g. job, employment opportunities etc.)
- For school (e.g. either yourself or your children)
- For lifestyle (e.g. social, recreational, cultural opportunities)
- For friends and family
- For community (e.g. neighbourhood connections, cultural communities etc.)
- Other (please specify)
- All of the above

**7c. Comments**

**7d. Are you looking to move from your current home to another place in Vancouver?**

Please select one response only.

- Yes
- No
- Don't know/Not sure



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[IF Q7d is YES, ASK Q7e-f

**7e. What size of home are you looking for?**

Please select all that apply.

Studio  
1 bedroom  
2 bedrooms  
3 bedrooms  
More than 3 bedrooms

**7f. And what type of home are you looking for?**

Please select all that apply,.

Apartment  
Townhouse/duplex  
Single family home  
Laneway home  
Secondary Suite (e.g. basement suite)  
Other (please specify)  
Any type as long as it's the right size

**7f. What are the top five things you need for your household in the apartment you're looking for?**

- A second bedroom
- A third bedroom
- A fourth bedroom
- Larger sized bedrooms
- A larger kitchen
- More shared family space
- More flexible spaces/rooms designed to serve dual purposes
- A second bathroom
- A larger family-sized bathroom
- More storage space
- Close schools, parks and/or community centers
- Better shared amenities in the building (outdoor play area, common rooms, etc.)
- Other (please specify)

[IF 7a = NO TO REMAIN VANCOUVER], ASK Q8]

**8. You've said that you don't want to remain living in Vancouver, or are unsure whether you do. Why is that?**

[OPEN-END]

## ***Appendix D. Consultation Results on Family Room: Housing Mix in Rezoning Policy***

### **A bit about you and your household**

These last few questions will help us understand how our results represent people in the community. All responses are treated as anonymous.

#### **1. What is your postal code?**

#### **2. Which one of the following age groups do you belong to?**

- 19 years and under
- 20-29 years
- 30-39 years
- 40-49 years
- 50-59 years
- 60-69 years
- 70+

#### **3. Do you identify as...?**

- Male
- Female
- Transgender
- None of the above. I identify as [text box]
- Prefer not to say

#### **4. How many people are in your household including yourself?**

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- More than 10

#### **5. How would you describe your household?**

- Single
- Couple
- Single considering starting a family
- Couple considering starting a family
- Couple with kids
- Single parent with kids

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- Multifamily household with kids
- Multifamily household without kids
- Intergenerational household
- Roommates
- Other(please specify) \_\_\_\_\_

**6. Do you rent or own your home?**

Rent

Own

Other (please specify)

**7. What type of home do you live in currently?**

Single detached home

Townhouse or duplex

Low rise building (four storeys and under)

High rise building (five or more storeys)

Secondary suite (e.g. basement suite)

Laneway house

Other (please specify)

**8. How many bedrooms does your home have?**

0

1

2

3

4+

**9. What size is your home?**

Less than 400 sq.ft.

400 to less than 600 sq.ft.

600 to less than 900 sq.ft.

900 to 1100 sq.ft.

Over 1100 sq.ft.

**10. How did you hear about this questionnaire?**

Talk Vancouver email invitation

Emailed newsletter

Newspaper ad

City of Vancouver website

Other Website (please specify)

Friend/family (word of mouth)

Facebook

Twitter

Media coverage (e.g. article, radio show, TV etc.)

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Other (please specify)  
I can't remember [EXCLUSIVE]

**11. Would you like to continue the conversation about family housing? If you want to hear about events and consultations on the broader family housing strategy in the coming months, please provide your contact information below so we can invite you to attend!**

Name:  
Email:  
Phone:

**Thank you for participating in this survey! Your input will help inform the development of the Housing Mix in Apartments Rezoning Policy that will go to Council for consideration in the coming months.**