VRBA was a recent guest on CFAX 1070 and the
time was well-spent shattering housing myths.

Myth #1: Houses are unaffordable.
In fact, most houses are affordable, but the land is
unaffordable. In core municipalities like Saanich,
the average price is over $800k and about $700k is
land value.

Myth #2: There is no land.
Land is available but many councils object to
re zoning large properties into smaller lots.
Affordable density is often discouraged in urban
containment areas intended for housing.
The exception is Langford - the template for
efficient permit processes and small lots under
2,000 sq ft creating affordable homes for young
families.

As of June 1 this year, Langford posted 404 new
homes while only 495 have been built in the
remaining 12 municipalities.

More than 100 years ago in James Bay, homes were
built on lots under 2,000 sq ft. In 2004, Victoria
disallowed new homes on lots under 2,475 sq ft.
Govts have been zoning affordability out of the
market while using housing as a cash machine.
Victoria’s development fees generated $500k
surplus in 2016, and this year council boosted fees
by double digits.
The PTT and GST (which did not exist 35 years
ago) continue to generate billions of dollars for
provincial and federal coffers.
The reality is builders have little control over what
can be built and the cost.

Govts tell us where and what to build (zoning);
when to build (permits); how to build (Building
Code); and how much revenue they require.

They talk about affordability, but the
numbers tell a different
story.

Housing costs will
continue to rise until
govts make affordability
a real priority.