



Living in My City

Summary of Gatineau's Housing Policy



Housing is one of the key determinants of the quality of life of residents, and a focus of constant attention in all municipal activities. In order to better manage this determinant, on October 3, 2006, Gatineau introduced a new housing policy. Needless to say, housing refers to dwellings as well as their surroundings.

Thus, the new housing policy will give all Gatineau residents access to housing that is:

- of suitable quality and size, safe and physically accessible;*
- adapted to their needs;*
- well situated and integrated into their environment; and*
- affordable.*



However, Gatineau's role is not to house its residents, but rather to ensure that they can find suitable housing. In so doing, it must rely on the cooperation of its residents and the commitment of different public, private and community stakeholders.

In this regard, Gatineau will ensure that its planning documents and actions foster effective partnerships with the other levels of government, building owners, developers and builders. Gatineau also intends to give its partners in the socio-community sector the means to pursue their activities.

In essence, Gatineau has a wide selection of instruments that it plans to use advisedly in improving housing throughout its territory.

"Living in appropriate and affordable housing, reducing urban inequalities, fostering the presence of nearby services and enabling Gatineau residents to grow old in their own neighbourhood – these are the objectives of Gatineau's housing policy!"

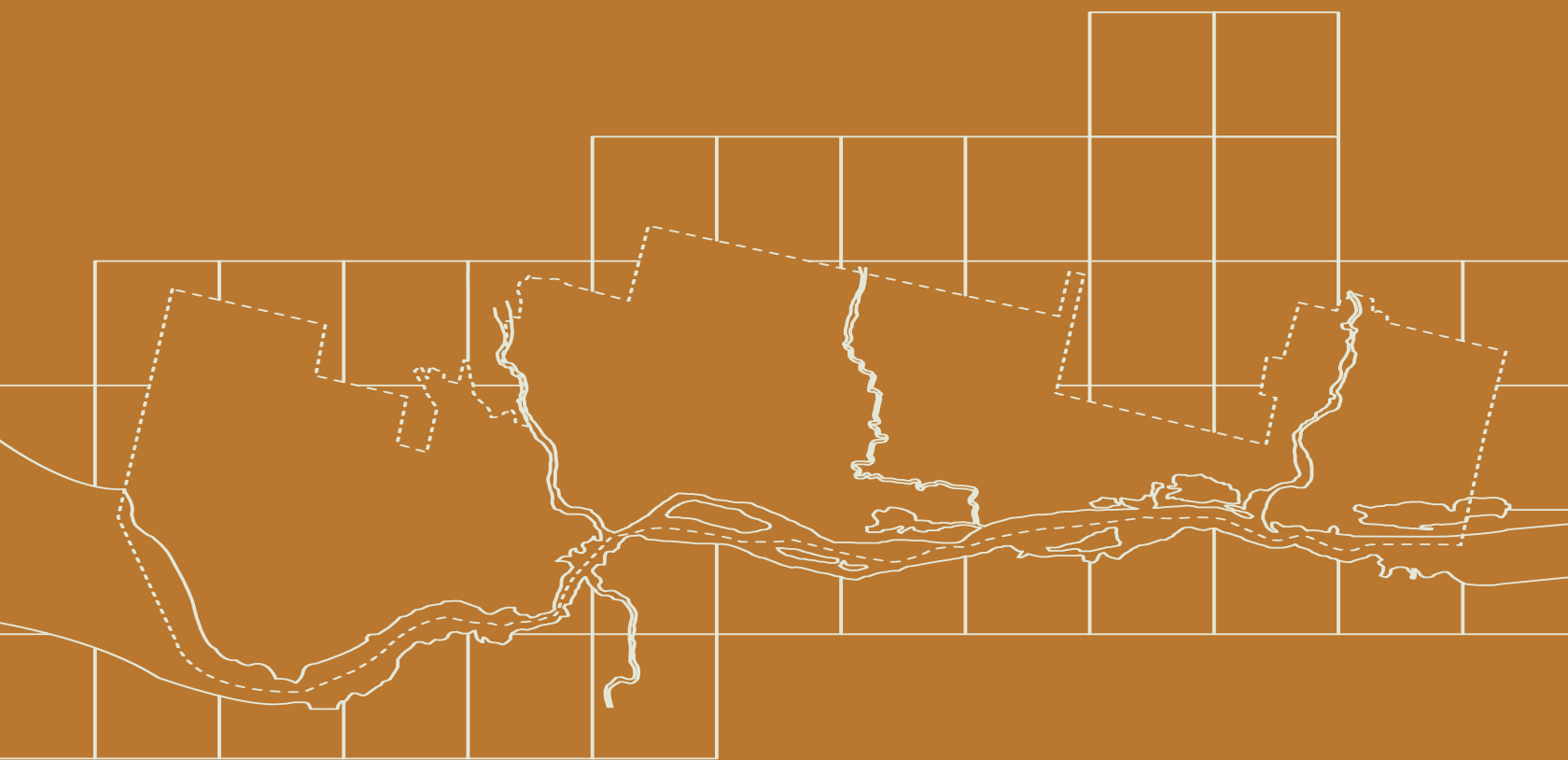
Gatineau Mayor Marc Bureau

"The success of the housing policy is contingent on enlisting everyone's cooperation: residents, elected officials, municipal administrators and local partners. By working together, we will help improve the quality of life in our community."

Municipal Councillor and Chair
of the Commission permanente
sur l'habitation, Luc Angers



In summary, Gatineau's housing initiatives over the next few years will be guided by five main orientations. Clearly defined objectives will flow from each of these. An annual action plan will be developed to ensure that they are followed.



1 *More structured guidance with respect to the development and creation of quality living environments*

Gatineau intends to focus on the consolidation of new and existing residential cores. This consolidation will be carried out separately in each urban village. Urban villages are groups of one or more neighbourhoods, places of belonging, with a strong community and cultural life, a variety of housing types and nearby services and businesses. This approach will enable residents to live at the rhythm of their neighbourhood. It will also lead to better use of public infrastructures and equipment. Special attention will also be paid to the overall design of new neighbourhoods, new streets and environmental development.

The objectives

- Develop a better awareness of the residential market and the costs associated with its development.
- Ensure the residential consolidation of urban villages.
- Enhance the quality and innovativeness of development projects.



2 Residential intensification in existing neighbourhoods and new sectors

The objectives

- Encourage the redevelopment of certain sectors identified in the master plan and the insertion of buildings.
- Increase residential density in new development projects.

In established neighbourhoods, Gatineau wants to promote the construction of new buildings and the conversion of existing ones. In newer ones, it will encourage higher density development. This increase in residential density, which is already under way in many North American cities, will remain consistent with each area's characteristics. It will provide important benefits, such as enabling people to grow old in their own neighbourhoods and providing access to more efficient public transportation.



3 *A balanced and diversified supply of housing for all Gatineau residents*

The objectives

- Maintain access to housing and encourage the private sector to build affordable units.
- Respond to socio-demographic changes.

Gatineau wants to create a setting and conditions that will foster the construction of more affordable housing by the private sector. It will also ensure that the design of new buildings and the rehabilitation of the existing housing stock takes into consideration socio-demographic changes, such as population ageing and cultural communities. Finally, Gatineau will step up its efforts to ensure that more units meet the needs of persons with disabilities or reduced mobility.



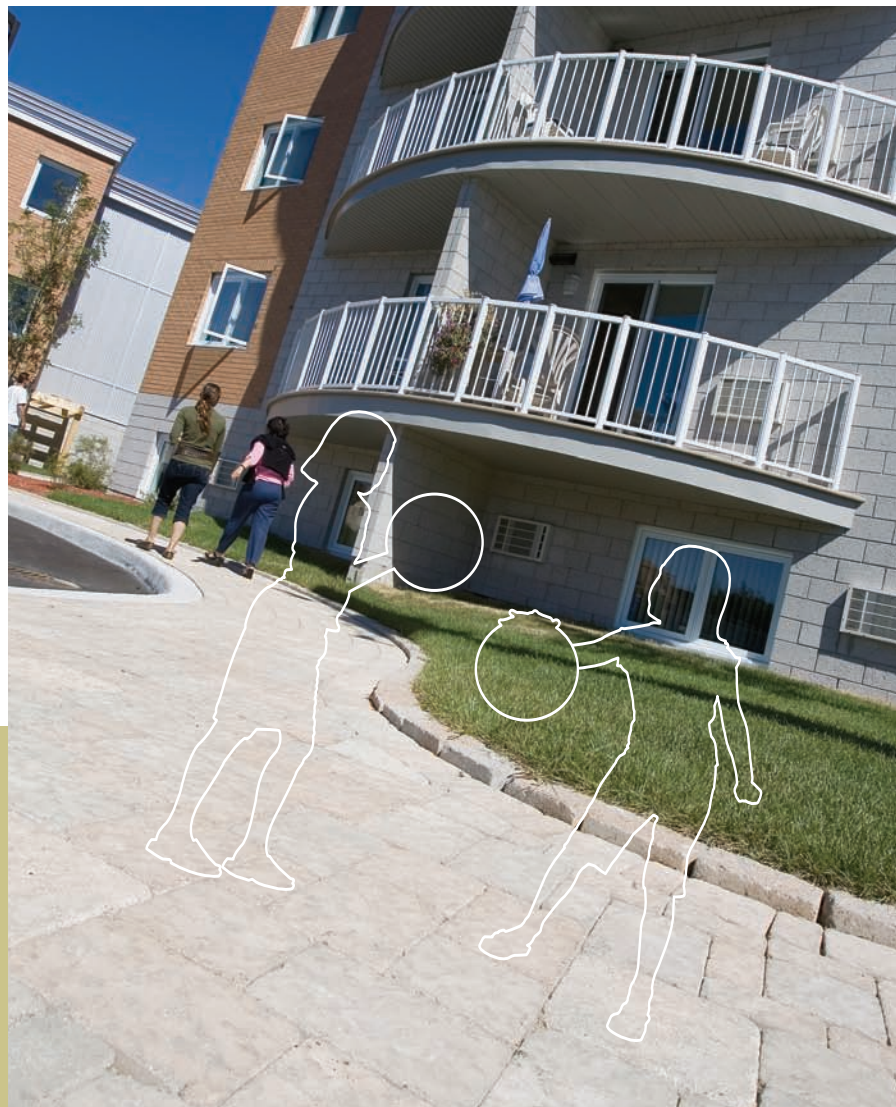
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The availability of sufficient quality social housing adapted to the needs of the population

Gatineau intends to pursue the construction of more social and community housing units with the help of other levels of government. This type of housing makes the city more accessible to Gatineau residents who live alone, families, seniors as well as those with special needs. Over the years, the construction of hundreds of reasonably-sized social housing units that meet architectural standards has shown that it is possible to ensure the successful co-existence of projects. Thus, Gatineau will continue to support initiatives aimed at improving the living conditions of its residents.

The objectives

- Respond to the more immediate housing needs.
- Build 700 social housing units over the 2006-2009 period in partnership with the Office municipal d'habitation de Gatineau, housing cooperatives and not-for-profit organizations.
- Maintain the current stock of public and community housing in good condition.



5

Residential renovation and integrated urban revitalization

Gatineau will continue to pursue its initiatives in regard to the development and protection of its residential stock. In this regard, the maintenance of existing housing units is a priority. It is primarily the owner's responsibility, as well as that of the tenant, to maintain the property or unit. However, it would appear that guidelines are needed in connection with this aspect of housing to ensure suitable housing for all Gatineau residents. In some of the more vulnerable neighbourhoods, renovation is part of a larger effort, which will require a host of different measures combining input by residents, community organizations, entrepreneurs and the City. This will enable us to mitigate disparities among the city's neighbourhoods by making them more attractive to residents and investors.

The objectives

- Maintain housing in good condition throughout the city.
- Revitalize some of the sectors identified in the planning program as having specific issues, including the downtown and revitalization and renovation sectors.



Gatineau is relying on both simple and ambitious measures to build a community that meets and will continue to meet its residents' needs and expectations.

For a copy of the housing policy or to find out more about housing in Gatineau, visit www.gatineau.ca/habitation.htm or call 819 595-7331.





www.gatineau.ca/habitation.htm




Ville de
Gatineau