



# STAFF REPORT

File No.: 2022 Housing Options

DATE OF MEETING: July 25, 2022  
TO: Mayne Island Local Trust Committee  
FROM: Narissa Chadwick, Island Planner  
Southern Team  
COPY: Robert Kojima, Regional Planning Manager  
SUBJECT: Housing Options – Next Steps for Housing Project

## RECOMMENDATION

- 1. That the Mayne Island Local Trust Committee request staff place “Housing Options” on the top priorities list once the Flexible Housing project is completed as a continuation of the Mayne Island Housing Regulations and Policy Review Project.**
- 2. That the Mayne Island Local Trust Committee direct staff to schedule a strategic planning session to help define the direction for the Housing Options project.**

## REPORT SUMMARY

This report proposes next steps for addressing the need for affordable housing on Mayne Island.

## BACKGROUND

In June 2019 the LTC initiated the Mayne Island Housing Regulations and Policy Review Project. This project began with a review of housing regulations and policies, including a summary of census data, a build-out analysis and options for regulatory and policy changes. The LTC chose to focus on the development of Flexible Housing zoning in a pilot area. Flexible Housing zoning enables the development of an additional units of housing within a maximum floor area.

As the LTC recognizes, addressing housing affordability on Mayne Island will require a number of approaches. These approaches could include taking advantage of land that is already zoned multifamily, supporting rezoning and subdivisions that contribute housing as a community amenity and partnering with organizations such as Habitat for Humanity to address specific housing needs. The CRD is another potential partner. The recent release of the CRD’s Southern Gulf Islands Housing provides the opportunity for collaboration.

## PROPOSED PROJECT FOCUSSES

The the next phase of the Housing Bylaws and Policy Review will focus on housing options and could include:

- Needs assessment that considers the work that has been done by the CRD, the MIHS.
- Involving Habitat for Humanity and a wider public engagement process to determine housing needs.

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- An inventory of lands currently zoned for multifamily development and assessment of options.
- An identification of areas that are suited for increased density based on data related to groundwater vulnerability and ecology. Staff note that this will have the added benefit of advancing discussions related to the groundwater sustainability project.
- 327 Campbell Bay and 797 Beechwood potential rezoning/amenity contributions.
- Connecting with water service providers regarding support for secondary suites and flexible housing.
- Identification of alternative options for housing (eg. home sharing, temporary summer housing).

**Rationale for Recommendation**

- There is a need to understand housing needs on Mayne Island in more detail.
- There is a need to address a variety of housing needs.
- Addressing housing needs will require a variety of approaches.

**ALTERNATIVES**

**1. Do not place Housing Options on the Top Priorities List**

The LTC may decide to place priority on a different project at this time.

**2. Place the Housing Options on the Top Priorities List and wait until after the election to direct staff to move forward with the project.**

The LTC may decide to wait until after the election to support any movement on the Housing Options Project.

**NEXT STEPS**

If the LTC supports the staff recommendations staff will:

- Place Housing Options on the top priorities list once the Flexible Housing Project is completed.
- Staff will schedule a strategic planning session for the Housing Options program.

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|---------------|------------------------------------------|---------------|
| Submitted By: | Narissa Chadwick, Island Planner         | July 15, 2022 |
| Concurrence:  | Robert Kojima, Regional Planning Manager | July 18, 2022 |