



STAFF REPORT

File No.: Housing Options - Phase 2

DATE OF MEETING: March 25, 2024
TO: Mayne Island Local Trust Committee
FROM: Narissa Chadwick, Island Planner
Southern Team
COPY: Robert Kojima, Regional Planning Manager
SUBJECT: Housing Options – Phase 2 Initiation

RECOMMENDATION

1. That the Mayne Island Local Trust Committee request staff to report back with a Project Charter, Work Plan and updated Housing Action Plan to support Phase 2 of the Mayne Island Housing Options Project

REPORT SUMMARY

This report identifies some of the outcomes of the first phase of Mayne Island’s Housing Options Project and recommends staff prepare a project charter for the second phase.

BACKGROUND

The Mayne Island LTC has been engaged in work to address the housing challenge on the Island since 2019 when the Housing Bylaw and Policy Review Project was launched. That project contributed to the first phase of Mayne Island’s Housing Options Project. During this phase the LTC:

- Engaged the public, including water districts, in discussions related to housing options
- Designed and Implemented a flexible housing pilot project
- Contributed to the design of the Island’s Trust Suitable Land Analysis tool by demonstrating the use of data rated to groundwater and other factors to inform decisions related to increasing density and intensity of residential use
- Engaged with Habitat for Humanity
- Created a draft Housing Action Plan identifying options to move forward with
- Applied for CMHC Housing Accelerator funding in collaboration with the CRD

These activities have contributed to providing Mayne Island with clear focus for additional bylaw amendments directed toward further increasing housing options. The work done with the CRD to apply for the Housing Accelerator funding, while not successful, has contributed to Mayne being a potential pilot for programs supporting the CRD’s Southern Gulf Islands Housing Strategy once funding is available.

A business case to support the Mayne Island Housing Options Project (Phase 2) with \$10,000 and staff time was supported by Trust Council at their March Trust Council meeting. The proposed timeline for the Mayne Island Housing Options Project (Phase 2) is identified in the business case is as follows:

Timeline As Identified in Business Case

LTC Option Review / Action Plan Finalization	April – July 2024
Bylaw Drafting	July – Oct. 2024
Public Engagement/ First Nations Consultation/Referrals/Legal Review	Oct 2024 – Jan 2025
Referrals, Community Information Meeting(s), revisions and first reading	March- May 2025
Second Reading/Third Reading/EC review	July – Sept. 2025
Ministry Approval of bylaws	TBD
Bylaw approval	TBD

As an initial step in this project, staff will need develop a project charter, workplan and revise Mayne Island’s Housing Action Plan. The project charter will be based on what was proposed in the business case.

Rationale for Recommendation

A project charter is required in order to initiate the phase 2 of Mayne Island’s Housing Options Project.

ALTERNATIVES

1. The LTC could choose not to proceed with this project

If the LTC chooses not to proceed with this project they open the opportunity to proceed with an alternative major project. However, they will not have funding to support this alternative in the 2024/25 fiscal year unless Trust Council agrees to redirect funding that was supported for the Housing Options Project. This approach will threaten the momentum that has been built in support of moving forward with the Housing Options Project.

NEXT STEPS

If the staff recommendation is supported:

- Staff will draft a project charter, work plan and revised Mayne Island Housing Action Plan to be presented to the LTC at their May 2024 regular meeting

Submitted By:	Narissa Chadwick RPP, Island Planner	March 12, 2024
Concurrence:	Robert Kojima, Regional Planning Manager	March 12, 2024