

Advisory Planning Committee

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Our Referral

- Review existing relevant reports and studies prepared including the Housing Toolkit
- Gather other information
- Provide LTC with recommendations on how best to amend the Official Community Plan and Land Use Bylaws to improve access to affordable housing on North Pender

Work to date

- Reviewed the Housing Toolkit.
- Reviewed existing North Pender Island Official Community Plan policies and Land Use Bylaw regulations related to housing.
- Considered initiatives, policies and regulations implemented in other Local Trust Areas.

Work to date

- Considered the implications of potential housing alternatives on water resources and the natural environment.
- Provided input into the Housing Survey conducted by the North Pender LTC
- Met individually or in small groups with key individuals who have interest and expertise in island housing issues.

General Considerations

- Ensure that our recommendations are in accord with the Islands Trusts principal mandate, to ***Preserve and Protect the Natural Environment of these unique islands.***
- Increasing density in specific regions that have the capacity, will offer the opportunity to **decrease** the overall impact of human settlement on the land.
- Recommendations around density should be based on site-specific parameters, including forest cover, water availability, septic capacity, ecosystem values, ecosystem preservation, and restoration plans, as well as proximity to amenities (provided in a Suitable Land Analysis).

The Need

- A diversity of housing options for seniors, families, and workers who do not currently own property
- For seniors who own property but would like to downsize
- Affordable and **below market** rental
- Affordable and **below market** ownership
- Market rental housing

Affordable?

- BC Housing: Affordable = 30% or less of household's income goes toward housing
- 2021 Census Data for North Pender, 12.6% of households are spending more than 30% of their income on housing
- 34% of renters are spending more than 30% of their income on housing.

What can LTCs do?

- LTC does not subsidize housing
- Creating below market rental and ownership requires \$\$ from Federal, Provincial and other Sources
- We need community groups advocating and applying for such funding
- LTC should work with such groups to modify regulatory impediments to such projects.

Preliminary Possible Recommendations :

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- Recommendations that address the immediate crisis
- Recommendations that will provide long-term, affordable, safe & secure housing for future generations
- Temporary measures are not always cost effective nor secure for the long term.

Preliminary Possible Recommendations:

- That the LTC lobby the provincial government to extend the Speculation and Vacancy Tax² (a.k.a. Empty Homes Tax).
- That the NP LTC models its housing plans on the excellent work done on other Southern Gulf Islands (eg the Mayne Island Housing Action Plan Draft of May 2024)
- That the NP LTC consider instituting something like the **Flexible Housing Option** introduced on Mayne Island. Flexible Housing Zoning would allow additional secondary suites and cottages to be built in areas of the island close to amenities on appropriately sized lots with a proven sufficient water supply (Suitable Land Analysis)

Preliminary Possible Recommendations

- That the North Pender LTC increase options for additional residences in all parts of the island by expanding the types of properties where secondary suites and Accessory Dwelling Units will be permitted.
- There is an incentive to create new secondary suites based on the \$40,000 forgivable loan program recently instituted by the Province (<https://www.bchousing.org/housing-assistance/secondary-suite>).
- Such suites must be rented out **below** market rates for at least 5 years

Preliminary Recommendations:

- That the NP LTC permit the use of RVs and Tiny Homes as ADUs. Tiny Homes and RVs are increasingly being used as primary dwellings or ADUs on Pender. Although this is not permitted by bylaws the NP Trust has deferred enforcement on this issue. This leaves the residents of such dwellings in an awkward position, subject to potential enforcement at any time.
- Mayne and Saturna Islands permit use of RVs as dwellings and cottages as long as they have water supply and are connected to sewage. Regularizing such dwellings on North Pender with similar provisions will have an immediate impact on the availability of affordable housing.

Preliminary Possible Recommendations

- That the NP LTC consider opting into the provincial short-term accommodation regulation at the first opportunity (March 2025 for the 2026 intake).
- That the LTC consider creating zoning for clusters of manufactured, tiny and mobile homes that meet provincial and federal construction standards. Such parcels will need to show adequate water supply and have adequate sewage disposal capacity.

Come to our next meeting:

November 1st, 9AM St Peter's
Anglican Hall