



**North Pender Island Advisory Planning Commission
MINUTES**

Date: November 14, 2024
Location: Fireside Room, St. Peter’s Church

Members Present: Peter Pare, Chair
Gregory Nicholls, Member
Julia Nicholls, Member
Lisa Baile, Member

Regrets: Mary Beth Rondeau, Vice-Chair

Staff Present: Brad Smith, Island Planner (electronic)
Carly Bilney, APC Secretary (electronic)

Guests: Patricia Callender, Pender Islands Housing Society
Karl Hamson, Pender Islands Housing Society

There were no members of the public present.

1. Call to Order

Chair Pare called the meeting to order at 9:07 a.m.

2. Approval of Agenda

By general consent, the agenda was approved as presented.

3. North Pender November 1, 2024 APC Minutes (for Adoption)

By general consent, the North Pender Advisory Planning Commission Minutes of November 1, 2024 were adopted.

4. Anglican Church, Patricia Callendar

Planner Smith joined the meeting at 9:16 a.m.

Patricia Callendar, representing the Anglican Church on North Pender Island and also the Chair of the Pender Islands Housing Society, reported that she has contacted the Diocese to discuss potential housing options on the Church property. She made the following comments:

- She has not yet heard back from the Diocese, but is led to believe that there is room for optimism

- There is more enthusiasm for pursuing housing opportunities now than there was four years ago

Patricia gave the Advisory Planning Commission the feasibility study that was created by M'akola Housing Society, the consulting team that was initially hired around 2020 to assess the potential project; she noted she will advise the Commission when she receives a response from the Diocese. Lisa will scan the document and distribute

5. Plum Tree Court, Karl Hamson

Chair Pare noted that one of the recommendations of the Advisory Planning Committee is to encourage the development of non-profit housing. He welcomed Karl Hamson, Vice President of the Pender Islands Housing Society, who made the following comments about Plum Tree Court:

- The agreement Plum Tree Court has with BC Housing expires in 2028
- The land is owned outright (mortgage paid off), but BC Housing is still very much involved (i.e. provides funding for the administrative director, contributed to cost of a septic upgrade, etc.); there is hope that the buildings are upgraded to more current requirements before the agreement with BC Housing expires
- As of recently, all new tenants at Plum Tree Court must pay market rates so the system for selecting tenants is now based on ability to pay whereas it was previously based on need
- Plum Tree is zoned for 14 units and have demonstrated sufficient water for 12, but there are currently only six units
- Plum Tree applied twice for more funding from BC Housing and was unsuccessful
- Plum Tree is looking into modular construction methods for additional units that would cost less and could be built more quickly
- BC Housing complicates everything (e.g. professionals are needed at every stage of a project)
- The preference is to proceed with building the remaining units without BC Housing, but there is a lack of funding

Planner Smith reported on his recent conversation with Rodney Kirkwood, President of the Pender Islands Housing Society, and made the following comments:

- There does not seem to be another obvious piece of land or landowner willing to give land away for a housing project other than the Church (Who would sell at market rate or lease)
- The Advisory Planning Commission could recommend that the Local Trust Committee further engage with the Church to try to develop a traditional society-driven affordable housing project
- Key requirements for projects with BC Housing include: the land being owned by the proponent, land zoned for the use, and water sufficiency
- The waiting list at Plum Tree Court has at least 20 people on it, which demonstrates a need in the community

Discussion ensued and the following comments were made:

- It is unclear whether residents at Plum Tree Court currently receiving a housing subsidy will continue to do so after 2028 when the Society takes complete financial responsibility
- Operating Plum Tree Court would be difficult on existing rents as the maintenance costs are high

- There is high level of frustration given the land is available, a site is prepared, the desire to build exists, but there is no funding
- The Trust should look into enabling tiny homes and mobile homes

Planner Smith suggested working with the Local Trust Committee to zone the parcel of land on the Church property that has been identified for potential housing, and that this be included in an action plan that looks into zoning amendments in the next fiscal year.

Patricia left the meeting at 9:36 a.m.

Comments were made about property currently for sale that could benefit the community.

Karl left the meeting at 9:39 a.m.

6. Discussion of Referral NP-2024-36 – Review of draft recommendations document

Chair Pare noted the draft recommendations document has been shared among Commission members. He commented on a recent discussion with Tobi Elliot who outlined work being done by the Island Trust's Regional Planning Committee regarding tiny homes on wheels; Tobi advised the Advisory Planning Commission to separate analysis and recommendations concerning recreational vehicles and trailers from tiny homes on wheels because approval for regional district regulations for tiny homes on wheels is more plausible (and different) than for trailers.

Comments were made that an inventory of unregulated trailers and tiny homes would be useful, but collecting that data would be tricky.

Planner Smith outlined next steps for bringing the Advisory Planning Commission's draft report to the Local Trust Committee and developing an action plan based on work to date. He left the meeting at 9:50 a.m.

Discussion ensued about temporary use permits for short-term vacation rentals on North Pender. Support was expressed for allowing existing temporary use permits to run out, and issuing no further ones after.

The Commission agreed to provide feedback to the Chair on the updated draft recommendations for Chair Pare to send to Planner Smith by Wednesday, November 20. Discussion followed about inviting other community members to join the Advisory Planning Commission for future meetings.

7. Next Meeting

The next meeting is scheduled for Friday, December 13, 2024.

8. Adjournment

By general consent the meeting was adjourned at 10:03 a.m.

Peter Pare, Chair

Certified Correct:

Carly Bilney, Recorder

DRAFT