



File No.: MA-6500-20 Housing
Regulations and Policy
Review

DATE OF MEETING: October 21, 2019
TO: Mayne Island Local Trust Committee
FROM: Brad Smith, Island Planner
Southern Team
COPY: Robert Kojima, Regional Planning Manager
Gary Richardson, Island Planner
SUBJECT: Mayne Island Housing Regulations and Policy Review Project

PURPOSE

The purpose of this memo is to update the Mayne Island Local Trust Committee (LTC) on progress to date with the Mayne Island Housing Regulations and Policy Review Project, to introduce the discussion paper resulting from the first phase of the project, and to outline potential next steps for LTC consideration.

BACKGROUND

At the June 24th, 2019 Mayne Island LTC meeting staff presented the amended project charter for LTC endorsement. The Mayne Island LTC passed the following resolution:

MA-2019-042

It was Moved and Seconded,

that the Mayne Local Trust Committee:

- a) Endorse the attached Mayne Island Housing Regulations and Policy Review Project Charter, as amended, and associated scope of work, timelines and Budget and,
- b) Direct staff to begin working on Mayne Island Housing Regulations and Policy Review Project deliverables.

PROJECT UPDATE

Since the endorsement of the project charter in June 2019, staff have been busy undertaking a review of current housing regulations and policies on Mayne Island. The goal of this review is to analyse what opportunities may exist for regulatory and/or policy changes that could potentially provide more flexibility and incentives for increasing housing accessibility and affordability on Mayne Island. There is also a focus on ways to minimize the ecological impact of new housing development through innovative approaches such as the encouragement of smaller footprint homes.

As a means for providing baseline information to the LTC and the broader community with respect to housing related regulations and policies on Mayne Island, the attached discussion paper includes:

- A summary of relevant census data including population, housing and income demographics;
- A description of current Mayne Island housing regulations and policies;
- A build-out analysis for Mayne Island that includes maps depicting the distribution of vacant lots on Mayne Island along with dwelling unit potential across all residential land use zones (Note: maps and data still work in progress - to be finalized and shared with LTC by October 28th meeting); and,
- A brief outline of potential options for regulatory and/or policy changes that could help to increase housing supply and enable the development of smaller footprint homes.

NEXT STEPS

Proposed next steps include:

- LTC review report and provide feedback to staff with aim to finalize report before proceeding to next phase (final endorsement could occur either at October 28th or November 25th meeting depending on scope of revisions and edits required by LTC)
- Explore preferred options further and conduct literature review (November-December 2019)
- Public and stakeholder consultation (January-February 2020)
- Summarize results of consultation and confirm scope of potential bylaw amendments (March 2020)
- Potential for public hearing in 2020/21 fiscal year if the LTC decides to proceed with bylaw amendments

Submitted By:	Brad Smith Island Planner	October 21, 2019
Concurrence:	Robert Kojima Regional Planning Manager	October 21, 2019

ATTACHMENTS

Reorder/add/delete/modify attachments as needed:

1. Attachment 1. Mayne Island Housing Regulations and Policy Review Discussion Paper