



DATE OF MEETING: July 27, 2020
TO: Mayne Island Local Trust Committee
FROM: Narissa Chadwick
Southern Team
COPY: Robert Kojima, Regional Planning Manager
SUBJECT: Report subject: Mayne Island Housing Regulations and Policy Review

RECOMMENDATION

1. That the Mayne Island Local Trust Committee direct staff to explore in more detail and report back on one or more options identified in the Mayne Islands Housing Regulations and Policy Review Discussion Paper and/or request that staff identify additional options.
2. That the Mayne Island Local Trust Committee request staff to report back with a public consultation strategy.
3. That the Mayne Island Local Trust Committee request staff to amend the Project Charter to reflect new direction related to the Mayne Island Housing Regulations and Policy Review.

REPORT SUMMARY

This report responds the interests of the Mayne Island LTC to bring the Mayne Island Housing Regulations and Policy Review back to the LTC for consideration. It identifies options for policy and regulation that were previously identified in the Mayne Island Housing Regulations and Policy Review Discussion Paper and recommends next steps.

BACKGROUND

Housing is one of Mayne Island LTC's Top Priorities. As indicated below, the Mayne Island Housing Regulation and Policy Review was initiated in May 2019 to address the need for affordable housing in the community. The project was referred to the Advisory Planning Commission in January 2020. The LTC rescinded this referral at the June 29, 2020 LTC meeting. All previous staff reports can be found on the [Mayne Island Housing Review Webpage](#).

May 27th, 2019 LTC meeting, the LTC agreed to conduct a review of current housing regulations, policies and related incentives on Mayne Island. The objectives of the proposed project included:

- To assess the impact and effectiveness of existing housing related regulations and policies on affordability on Mayne Island;
- To gauge community interest and perspectives for considering greater flexibility and incentives within housing regulations/policies; and,

- To explore alternatives and provide options for regulatory and/or policy changes that potentially provide more flexibility and incentives for increasing housing affordability.

At the June 25, 2019 LTC meeting, a project charter was endorsed. The project charter (Attachment 1) included the development of a discussion paper with public engagement to follow.

At the October 28, 2019 LTC meeting, the Mayne Island Housing Regulations and Policy Review Project Discussion Paper was presented to the LTC. A summary of options identified in the Discussion Paper (Attachment 2) are as follows:

- 1) Expand secondary suite provisions across all designations allowing residential use
- 2) Allow secondary suites on smaller parcels that have a cottage
- 3) Permit larger cottages/secondary suites
- 4) Permit tiny homes in conjunction with secondary suites/cottages
- 5) Establish density bonus incentives tied to maximum floor size
- 6) Establish OCP policies specific to smaller home communities
- 7) Establish density bonus provisions to reduce minimum lot size through rezoning

At the January 27, 2020 LTC meeting the LTC referred the Mayne Island Housing Regulations and Policy Review documents to the Mayne Island Advisory Planning Commission for information and feedback. At the time additional information was presented in a memo related to tiny home community and garden suite regulatory frameworks.

At the June 29, 2020 LTC meeting the LTC rescinded the referral of the Mayne Island Housing Regulations and Policy Review (tiny home initiative) documents to the Mayne Island Advisory Planning Commission and requested that the project be brought back at to the July 27th, 2020 meeting.

MA-2020-044

It was Moved and Seconded,

that the Mayne Island Local Trust Committee ask staff to re-insert Tiny Homes Initiative on working agenda and referral to Advisory Planning Commission be rescinded.

ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

The Trust Policy Statement does not specifically include policies related to housing, but it does acknowledge the need for sustainable and healthy communities to have access to affordable housing. Policy 5.2.3 identifies the need to address the social impacts of development, which could be reasonably linked to the negative social impacts a lack of affordable housing may cause.

Official Community Plan/ Land Use Bylaw:

The Mayne Island OCP includes a community objective specific to supporting effective housing policies for affordability, long term rental opportunities and special needs (section 1.2.5). The OCP also contains objectives pertaining to economic diversity, a vital local economy, and smart growth principles. Land Use Bylaw 146 is progressive in attempting to address housing affordability with respect to legalizing secondary suites and

apartments but offers limited incentives for other affordable housing options such as density clustering or siting of tiny homes.

Issues and Opportunities

Bringing the Mayne Island Housing Regulations and Policy Review Project back to the LTC provides the opportunity for the LTC to more clearly define the scope of the project. The research provided in the Mayne Island Housing Regulations and Policy Review Discussion Paper provides useful background. This work explained affordable housing issues on Mayne Island in very broad terms. As a result, the options provided are very broad in scope. Focussing on specific options will help to narrow the scope and facilitate more focussed public engagement.

As identified in previous staff reports, opportunities arising from project outcomes include the potential to implement a new or refined framework of housing regulations and policies that provide greater flexibility and incentives for the development and retention of affordable housing on Mayne Island.

There is also an opportunity to allow or incentivize flexible housing in a way that facilitates a reduction in single building footprint and related environmental and visual impacts.

Consultation

Public consultation and the engagement of stakeholders that may be directly impacted by proposed changes to housing related regulations and policies is an important part of this process. It will help to better understand the issues and identify community interest in different options. Consultation can involve an online community survey and/or more targeted survey to relevant groups in the community. In light of Covid-19 protocol, the option of an online discussion forum can be explored.

Timeline

The timeline of the project will reflect the direction supported by the LTC at this time and be integrated into amendments to the Project Charter.

Rationale for Recommendation

A more detailed analysis of specific policy options will help to narrow the scope and move the process forward.

The public engagement strategy will be a critical part of the project. The public engagement approach will reflect the need to better understand the issues and engage in community discussion about options.

Revisions to the project charter will be required to reflect potential new direction and timelines.

ALTERNATIVES

1. Proceed No Further

That the Mayne Island Local Trust Committee proceed no further with the Mayne Island Housing Regulations and Policy Review Project and remove Housing from the top priorities list at this time.

2. Request further information

That the Mayne Island Local Trust Committee request information related to.....before identifying priority options and developing a consultation plan.

3. Request public consultation before identifying specific options to explore

That the Mayne Island request staff to bring all the options identified in the Mayne Island Housing Regulations and Policy Review Project Discussion Paper forward for public consultation.

NEXT STEPS

If the recommendations are approved by LTC as presented, the next steps are as follows:

- Staff will explore in more detail the options identified by the LTC.
- Staff will develop a public consultation strategy.
- Staff will update the project charter.

Submitted By:	Narissa Chadwick RPP, Island Planner	July 10, 2020
Concurrence:	Robert Kojima, Regional Planning Manager	July 10, 2020

ATTACHMENTS

1. Project Charter
2. Mayne Island Housing Regulations and Policy Review Project Discussion Paper