



# MAYNE ISLAND FLEXIBLE HOUSING

Special Meeting – Part of MI Housing Regulation and Policy Review

March 29, 2021

# PRESENTATION OVERVIEW

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- What is Flexible Housing
- Review of Flexible Housing Options
- Meeting 1 – Summary of Key Issues Raised
- What lots are available?
- Discussion of Questions

# WHAT IS FLEXIBLE HOUSING?

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- Housing not limited to a single focus (e.g. seniors, multi-unit)
- Housing that could address a number of needs without rezoning, government funding or substantial investment
- Housing that can facilitate individual households sharing the costs to purchase a lot while being able to live in separate dwellings
- Housing that can facilitate more rental availability
- Housing that can facilitate supportive living arrangement (e.g. senior care providers living in separate dwelling on senior's property)
- Housing that does not increase overall development footprint

# OPTIONS

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The Mayne Island Housing Regulations and Policy Review identified a number of options to increase housing flexibility. These included:

- Allowing secondary suites on all residential lots
- Allowing secondary suites on smaller lots that have a cottage
- Permitting larger cottages and secondary suites
- Permitting tiny homes in addition to secondary suites and cottages
- Establishing a maximum floor area policy on all dwelling units with flexibility for floor area to be distributed among a number of units on the lot

# FOCUS OPTION

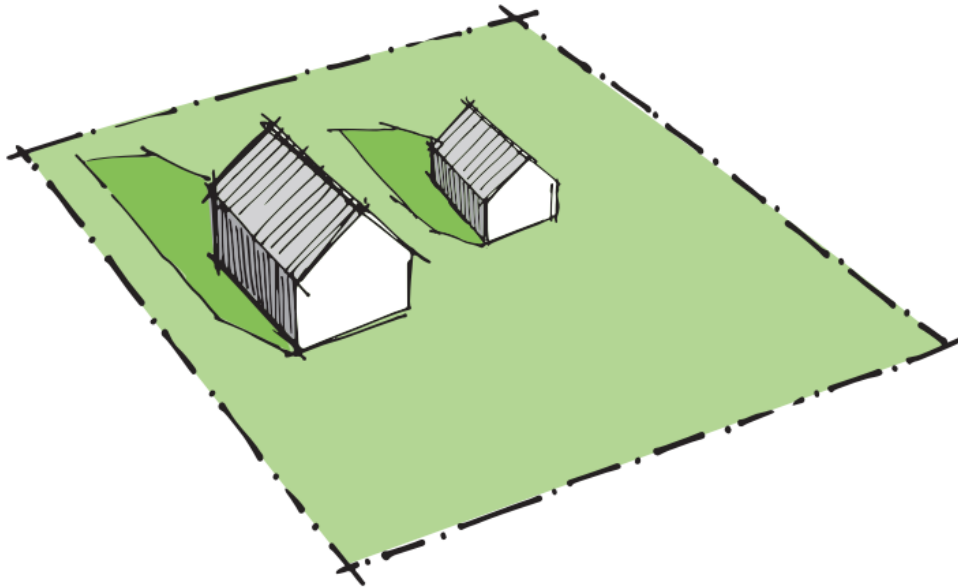
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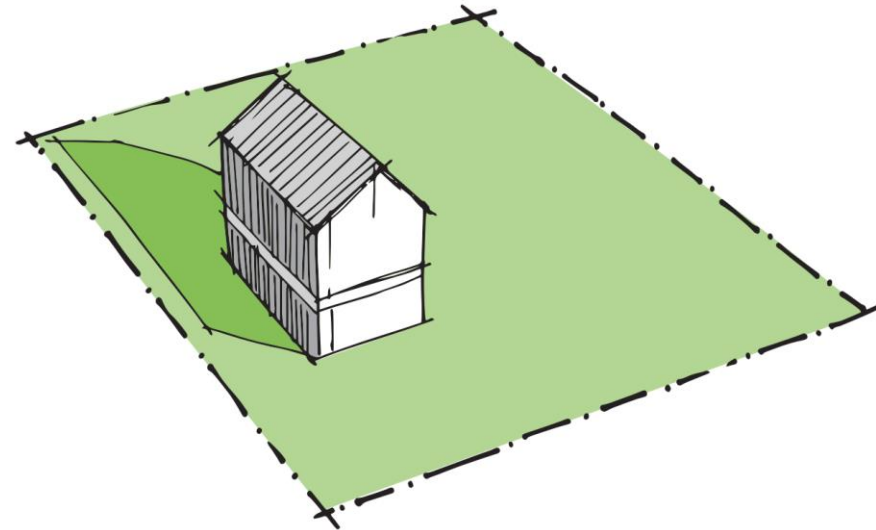
## Establishing and Distributing Maximum Floor Area

- 1) Allowing one dwelling with no maximum floor area and retaining the ability to have a cottage (with existing specified square footage maximums for cottage) or a secondary suite (where permitted) – What exists
- 2) Establishing regulations that would permit additional dwelling units if a total aggregate maximum floor area is not exceeded – Option being explored

# CURRENTLY PERMITTED (SR ZONE)

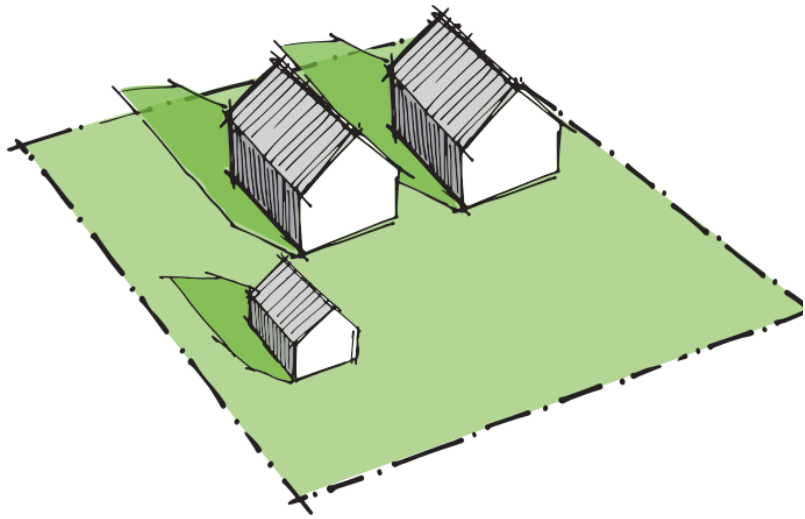


Lots >0.6ha

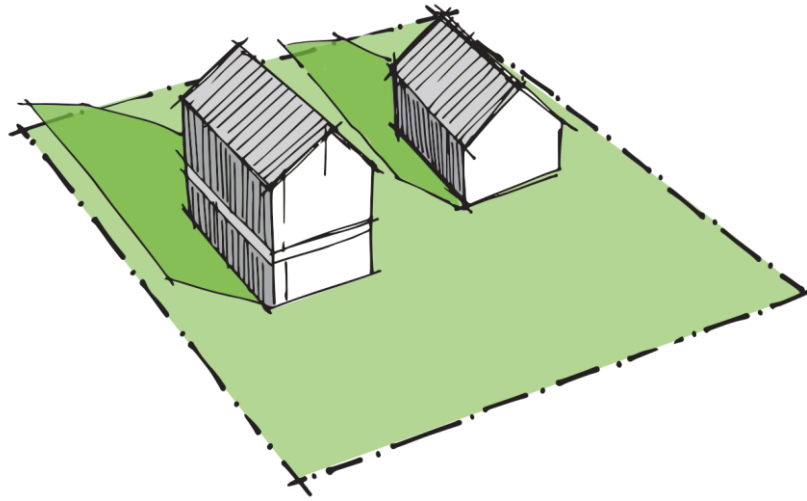


All lots in SR not in water service areas

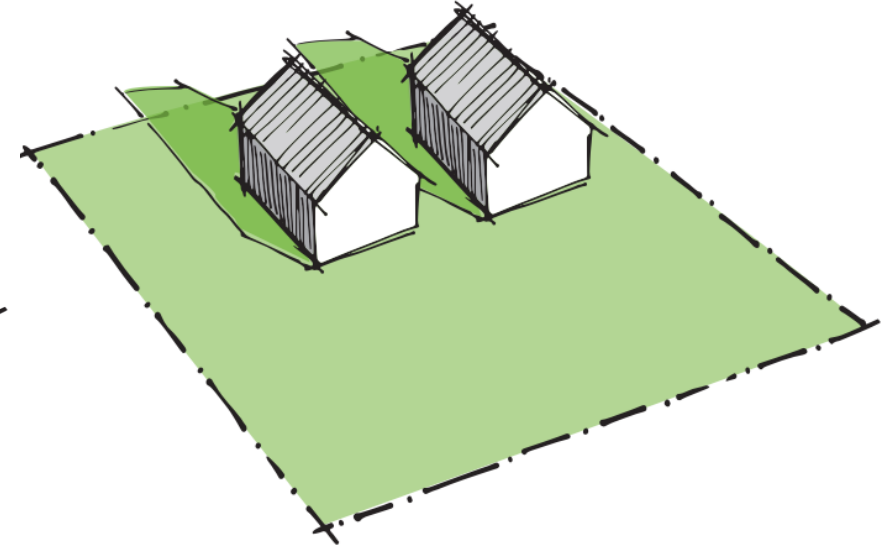
# FOCUS OPTION ILLUSTRATED (SR ZONE)



On lots >0.6 ha



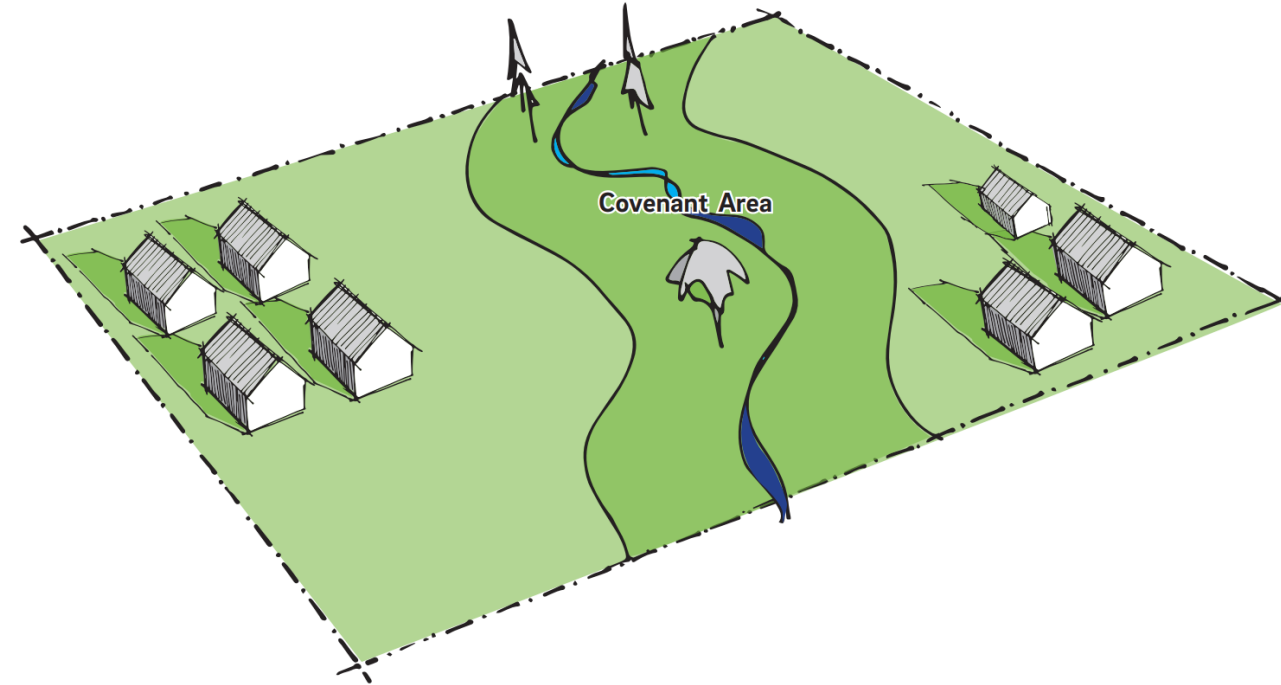
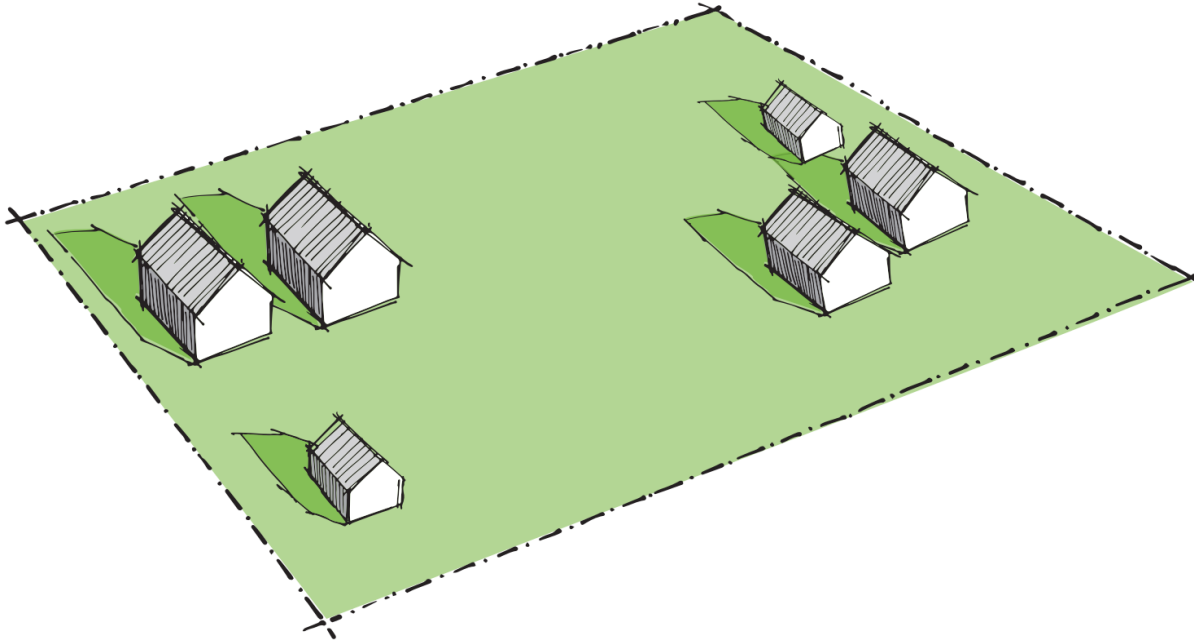
On all SR lots



On all SR lots



# FOCUS OPTION ILLUSTRATED (OTHER ZONES/LARGER LOTS)





# CONSIDERATIONS

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- Recreational vehicles are not included in maximum square footage;
- Tiny homes on wheels are not included;
- Increase of floor area maximum for secondary suites;
- Require rainwater catchment for all additional density; and
- Do not allow more than one dwelling unit to be rented as a home occupation STVR.





# ISSUES RAISED JAN 18, 2021

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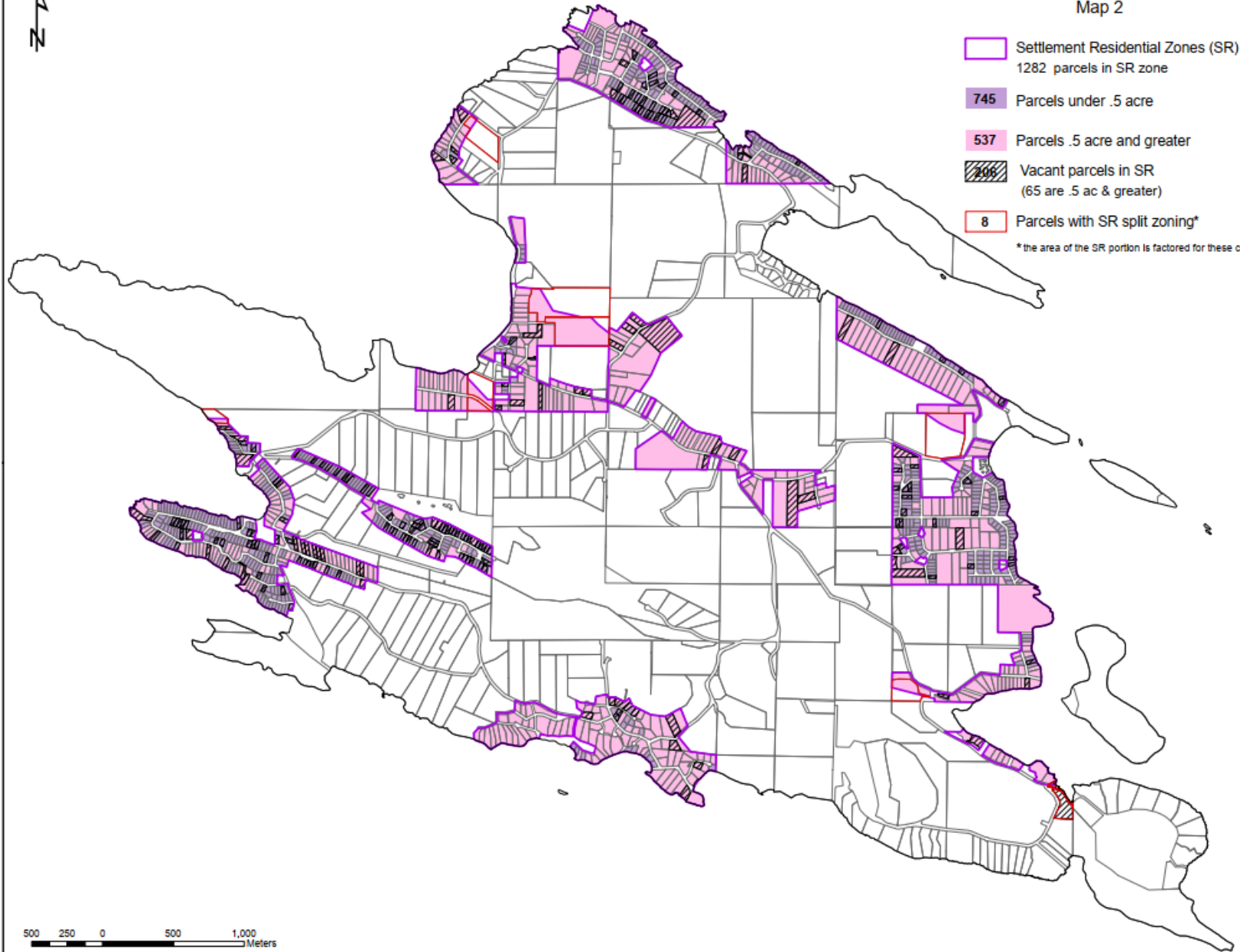
- Interest in distributed square footage approach
- Village Point Improvement District is concerned about increased water use
- Interest in Improvement districts considering secondary suites
- Interest at looking at process where water board can decide
- Concerns related to increasing density for rental business
- Concerns related to increasing density on lots <.6 hectares (1 acre)
- Support for increasing rental options to create options for young people
- Questions related to shared ownership
- Interest in water catchment
- Interest understanding how many lots this could apply to

# Mayne Island Map 2



-  Settlement Residential Zones (SR)  
1282 parcels in SR zone
-  745 Parcels under .5 acre
-  537 Parcels .5 acre and greater
-  Vacant parcels in SR  
(65 are .5 ac & greater)
-  8 Parcels with SR split zoning\*

\* the area of the SR portion is factored for these calculations

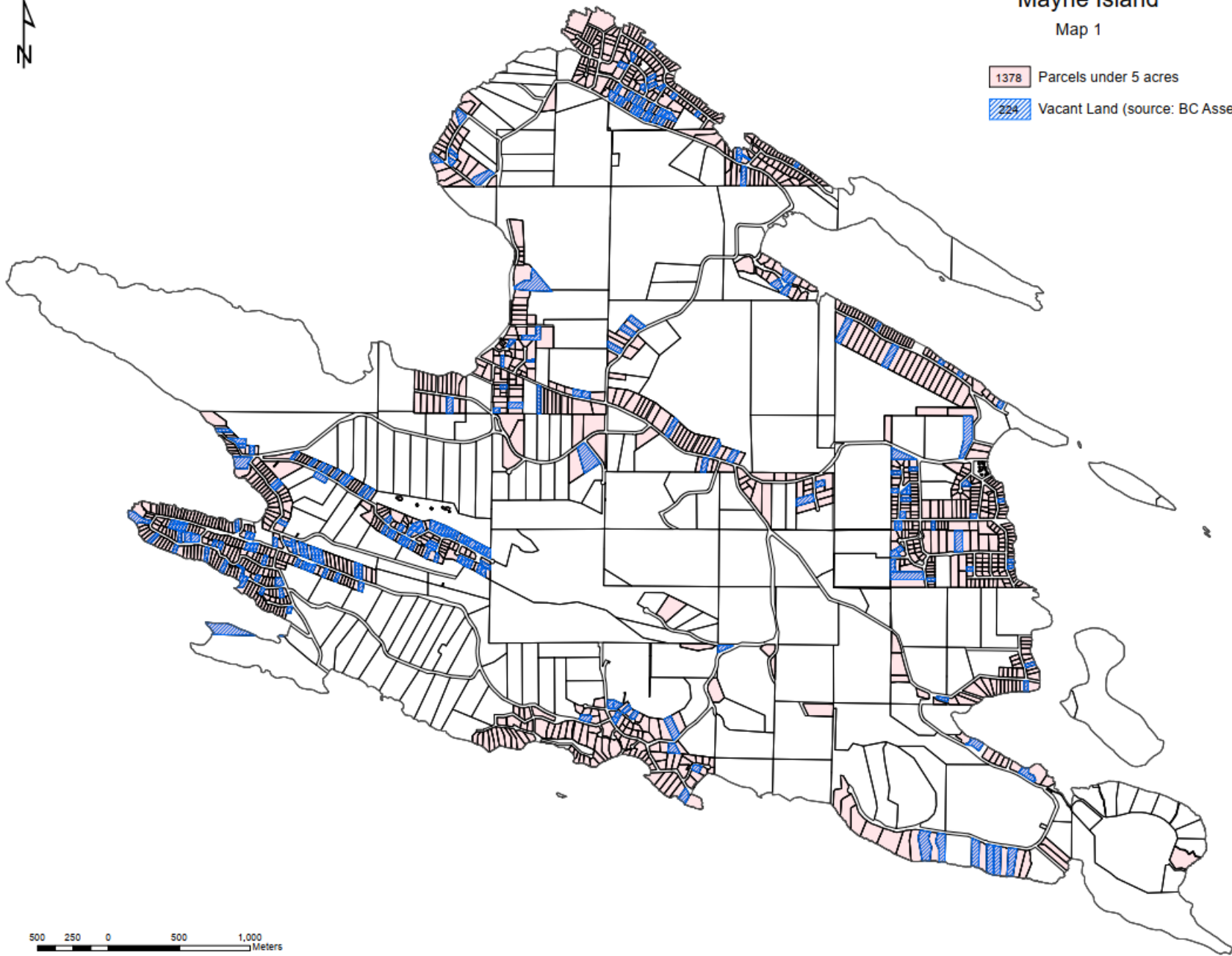


## Lots in the Settlement Residential Zone

# Mayne Island

Map 1

- 1378 Parcels under 5 acres
- 224 Vacant Land (source: BC Assessment)



Date: 3/24/2021



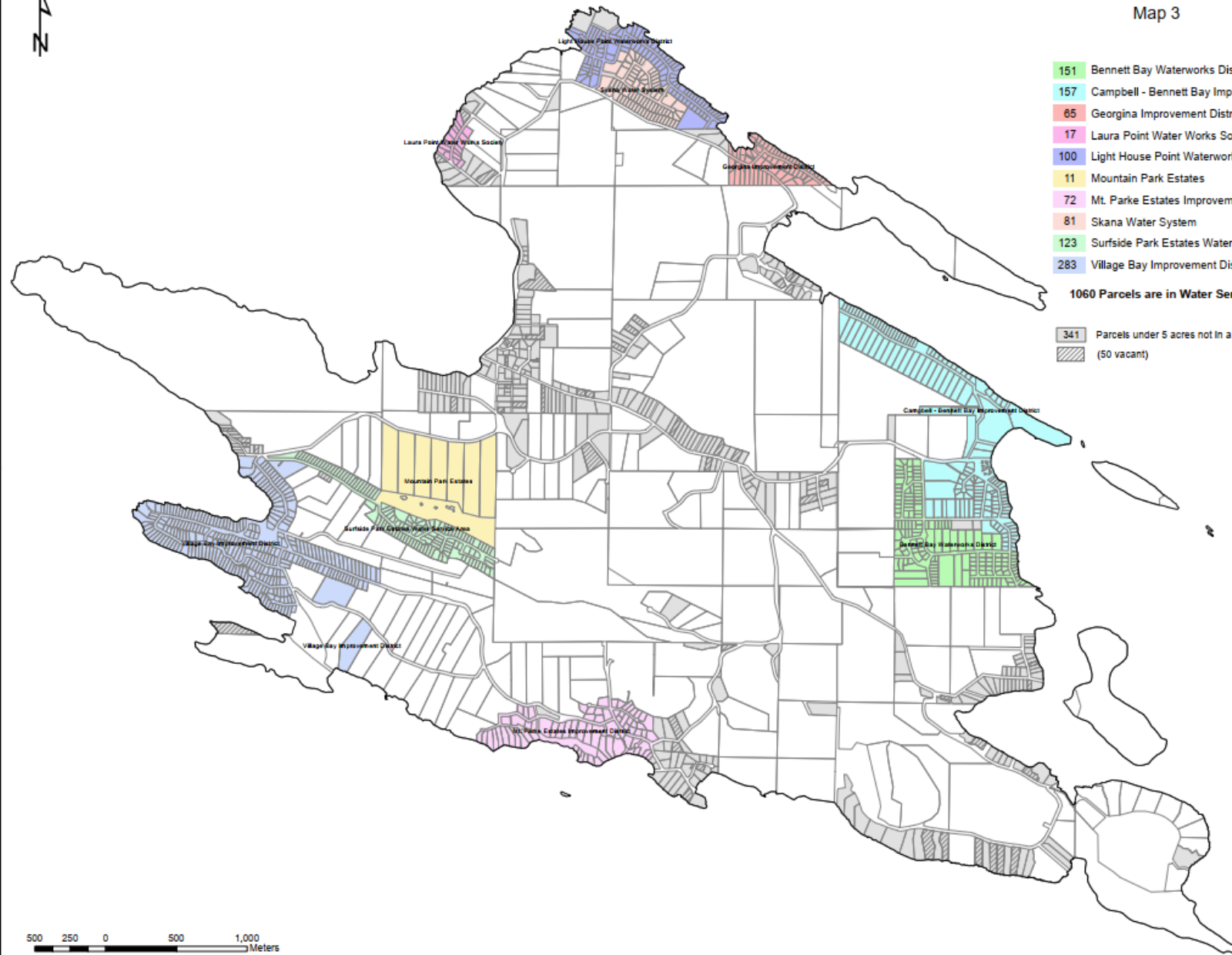
Islands Trust

April 12, 2021





# Mayne Island Map 3



- 151 Bennett Bay Waterworks District
  - 157 Campbell - Bennett Bay Improvement District
  - 85 Georgina Improvement District
  - 17 Laura Point Water Works Society
  - 100 Light House Point Waterworks District
  - 11 Mountain Park Estates
  - 72 Mt. Parke Estates Improvement District
  - 81 Skana Water System
  - 123 Surfside Park Estates Water Service Area
  - 283 Village Bay Improvement District
- 1060 Parcels are in Water Service Areas
- 341 Parcels under 5 acres not in a water system
  - (50 vacant)



Islands Trust

Lots under 5 acres and vacant lots where residential use is permitted

Date: 3/24/2021

April 12, 2021

# QUESTIONS

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- How many lots could the distributed density approach apply to (lots under 0.6 hectares and up to 5 acres)?
- Should larger lots be considered?
- Which improvement districts want to be exempt from consideration of this approach?
- Could some improvement districts consider secondary suites?
- What kind of maximum floor area should be considered in a distributed scenario?