



MAYNE ISLAND FLEXIBLE HOUSING

Special Meeting – Part of MI Housing Regulation and Policy Review

May 28, 2021

PRESENTATION OVERVIEW

- What is flexible housing?
- Issues and Opportunities
- Options/Focus Option
- Questions
 - Questions that have been identified
 - Other Questions
- Discussion of Questions

WHAT IS FLEXIBLE HOUSING?

- 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

ISSUES: HOUSING REVIEW

As of 2016:

- 517 (43%) were permanent residents
- 91.9% of permanent households are owner occupied/ 8.1% renters
- Over 75% of permanent residents were over 50 (50-64 (30.6%), 65-84 (45.8%))
- There were no apartments, duplexes, semi-detached houses or other attached dwellings being occupied by permanent residents
- The median income after tax is \$49, 984 (BC average is \$61,240)

OTHER ISSUES

- The cost of land is increasing as is the cost to build
- Many seniors are wanting to downside but options on the island are limited
- Young families and singles are finding it difficult to find housing they can afford

- LUB limitations on housing flexibility:
 - Lots under 0.6 hectares are not permitted to have a cottage (one dwelling only)
 - Restrictions on size of cottages and secondary suites
 - Only one secondary suite or one cottage can be constructed on parcels < 2ha

OPPORTUNITIES

- The Mayne Island OCP includes a broad community objective related specifically to housing: *"To support a diverse and vital community structure through effective housing policies for affordability, long term rental opportunities and special needs while maintaining flexibility for a range of dwelling types"*.
- There is an increasing interest in smaller home living in the province with evidence of this in the Islands Trust Area.

OTHER CONSIDERATIONS

- Environmental Protection: OCP Objective 1) *"To preserve and protect the natural environment of the Mayne Island Trust Area, the quantity and quality of its surface and groundwater, and the diversity of its flora and fauna"*.
- Smart Growth: OCP Objective 5) *"To support actions and initiatives that result in sustainable development through the implementation of smart growth principles"*.

OPTIONS



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

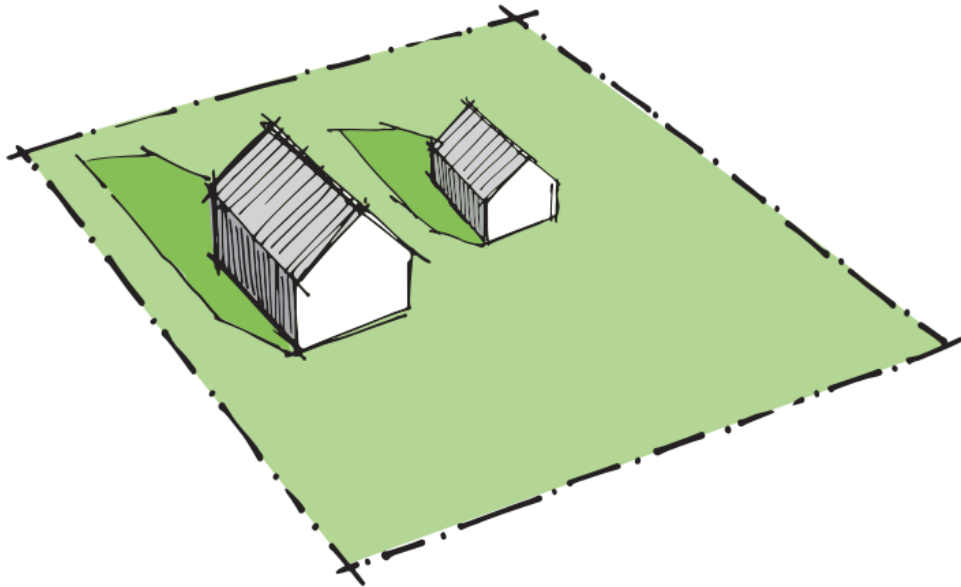
FOCUS OPTION

Establishing and Distributing Maximum Floor Area

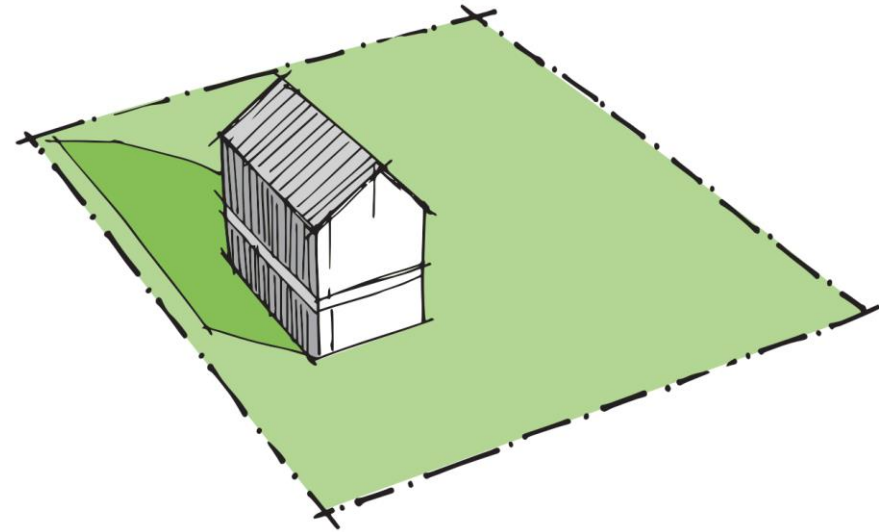
- 1) Allowing one dwelling with no maximum floor area and retaining the ability to have a cottage (with existing specified square footage maximums for cottage) or a secondary suite (where permitted) – What exists

- 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)

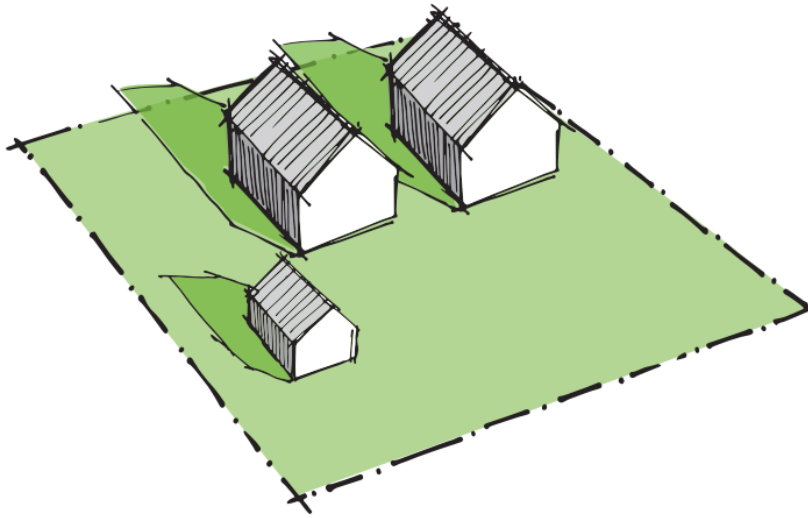


Lots >0.6ha

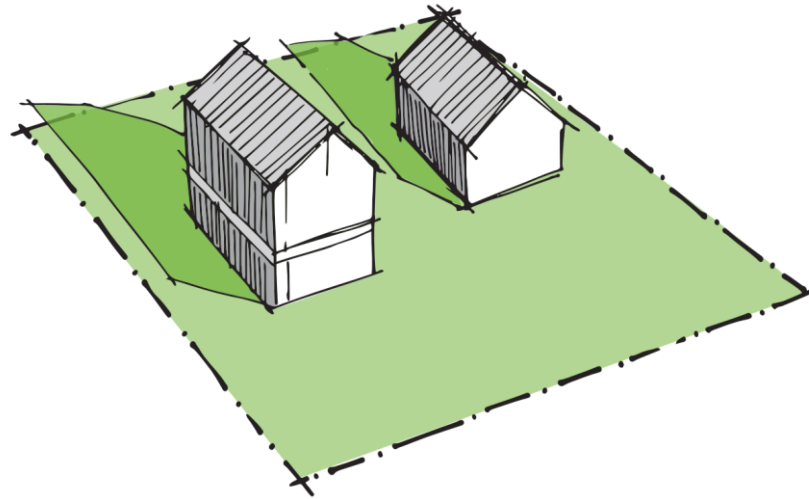


All lots in SR not in water service areas

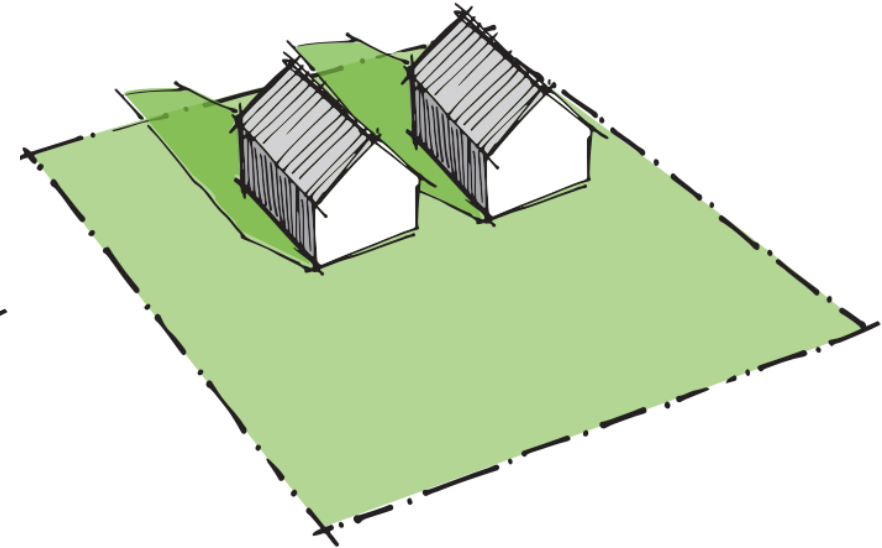
FOCUS OPTION ILLUSTRATED (SR ZONE)



On lots >0.6 ha

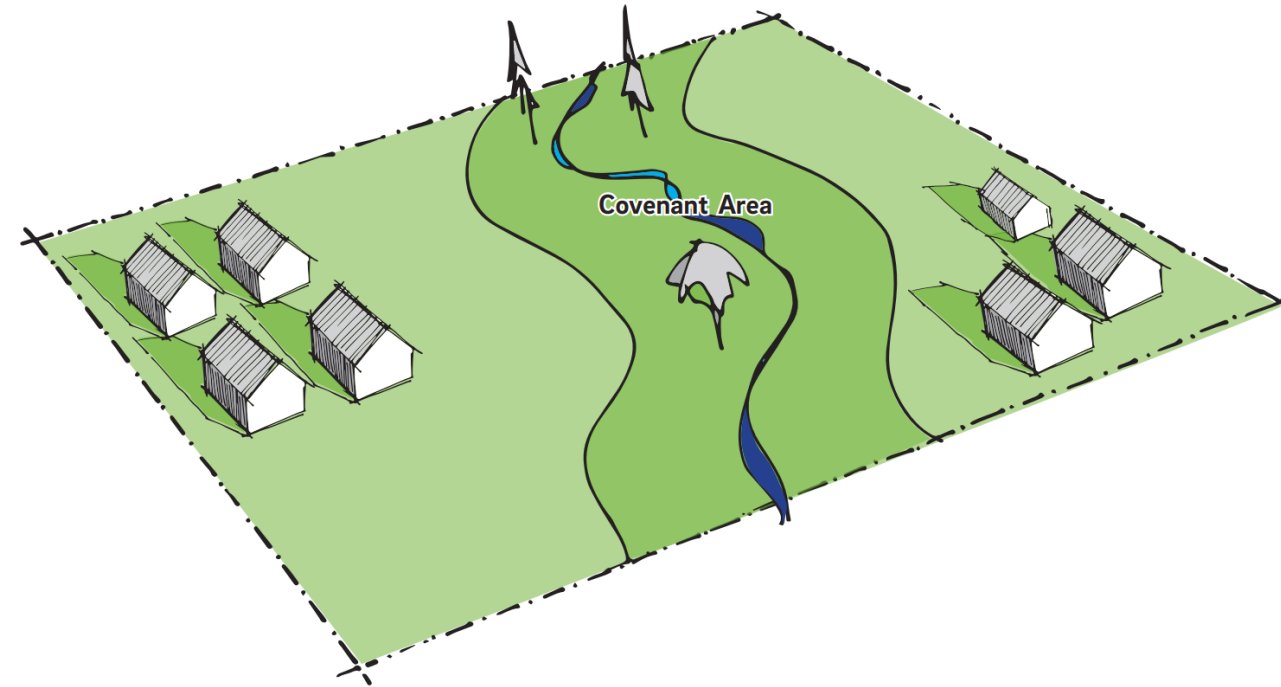
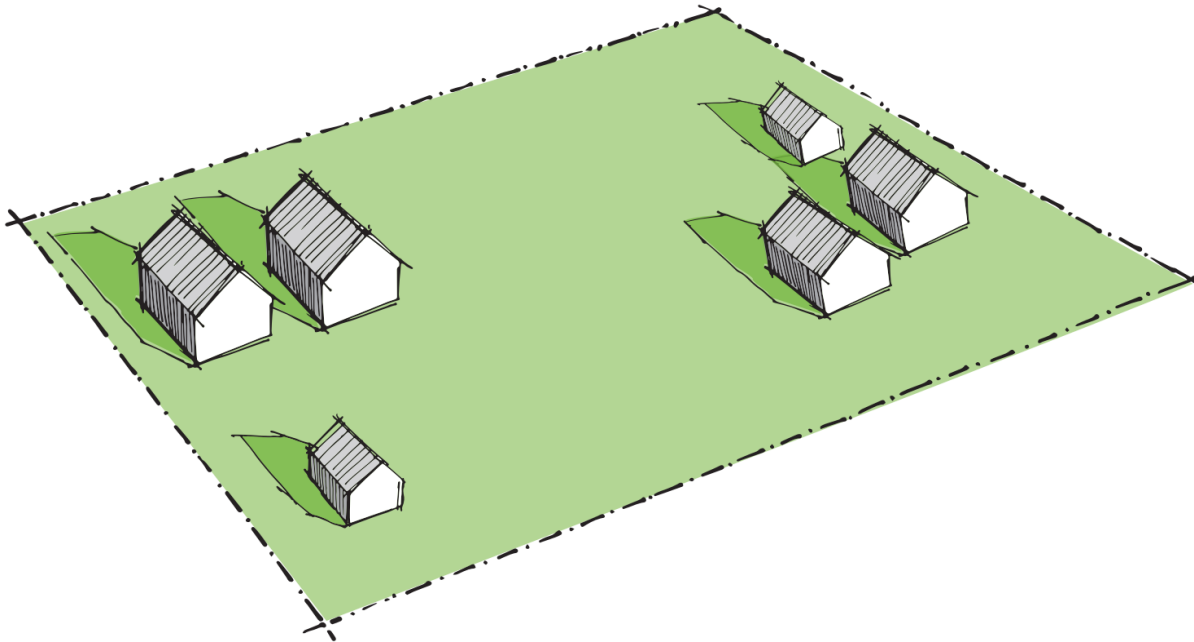


On all SR lots



On all SR lots

FOCUS OPTION ILLUSTRATED (OTHER ZONES/LARGER LOTS)



QUESTIONS

- Should this option be considered in areas where secondary suites are not permitted (water districts)?
- Should more than two dwellings on lots <0.6 hectares and more than 3 on lots >0.6 hectares be considered?
- What kind of consideration should be made to limit impact on freshwater?
- Should rental zoning be considered?
- Should strata ownership be considered on land that cannot be subdivided?
- What kind of maximum floor area should be considered in a distributed scenario?

QUESTIONS

- Should maximum floor area be considered for all lots regardless of whether it is distributed or not?
- Should focus be on SR zone or expand to other zones?
- Should all of the following be considered:
 - RVs not include as part of distributed square footage option
 - Tiny homes on wheels not included
 - Increase floor area maximum for secondary suites
 - Require rainwater catchment for all additional density
 - Do not allow more than one dwelling unit to be rented as a home occupation STVR

OTHER QUESTIONS

