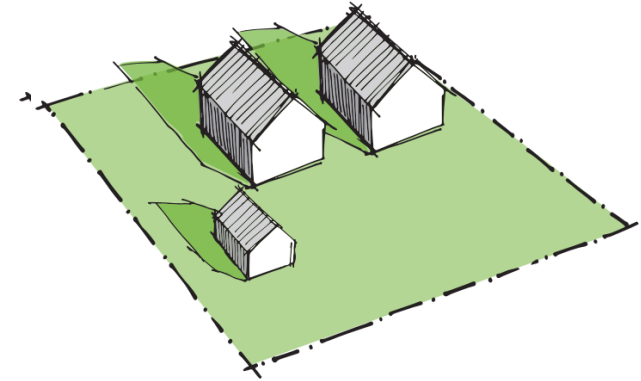


Introduction

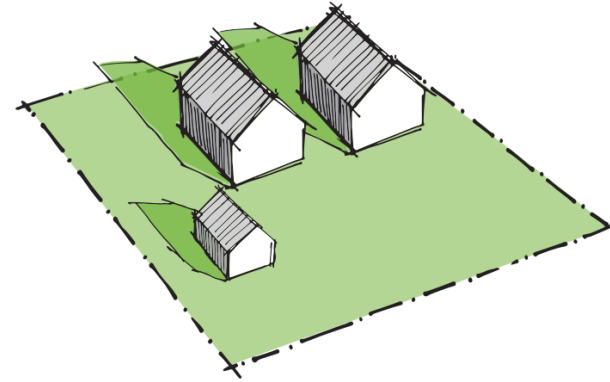
Special Meeting on Housing

North Pender Local Trust Committee
April 12, 2025



Agenda

- **Trust Wide Tools and Processes - Overview**
- **North Pender Housing Project Status**
- **Housing Action Plan**
- **Next Steps**



Islands Trust Housing

Trust Council

- Interim Strategic Plan supports land use decision making tools and housing initiatives
- Overarching goal: “to develop healthy, resilient island communities”

Regional Planning Committee (RPC)

- Housing Strategy, Housing Toolkit, Suitable Land Analysis, Needs Assessments

LTCs

- Mayne Island is entering second phase of housing project
- Denman is entering second phase of housing project
- Saturna Island – reviewing cistern requirements, flexible housing schemes, secondary suite allowances



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IT Housing Strategy



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IT Housing Strategy

WHAT?

WHERE?

HOW?

GOAL

Support local trust committees and island municipalities to increase housing opportunities for low-and-middle income households living and working in the Islands Trust Area in ways that preserve and protect the Trust Area's unique amenities and environment.

This action list is a summary by staff of key actions emerging from the review of 30+ documents related to housing in the Islands Trust produced over the past 30 years. **Internal to Islands Trust** **Requiring Support and \$\$**

Identify and Communicate Housing Need

N1	Create Housing Profiles for all LTCs using consistent methodology
N2	Update housing needs assessments to include data about housing impacts on businesses and community services
N3	Develop communications materials that identify why housing needs in the Islands Trust are unique and require focussed attention from senior government and housing delivery partners

Develop Trust-Wide Consistency in Housing Policy and Project Processes

C1	Revise Islands Trust Policy Statement to provide vision for affordable housing and support a variety of housing types compatible with maintaining the integrity of Trust Area ecosystems
C2	Prioritize LTC projects that support housing (amendments to Official Community Plans and Land Use Bylaws)
C3	Identify, and encourage LTCs to adopt consistent and relevant definitions of affordable housing and other housing-related terms
C4	Create housing toolkit for Planners and LTCs to include recommended process for LTC housing projects and a list of land use planning options to address housing need
C5	Create a model engagement/project process for LTCs that will educate and effectively engage communities in affordable housing discussions

Identify Suitable Land for Additional Housing - Local Trust Committees

S1	Use evidence-based research (eg. groundwater availability, sensitive ecosystem) to identify suitable locations for zoning to address housing needs
S2	Consider social and economic implications of housing location in evaluation of suitable land for additional housing
S3	Consider First Nations interests when identifying land suitable for additional development

Encourage Local Trust Committee Land-Use Policy Review

LU1	Encourage LTCs to update OCPs to address housing needs
LU1	Encourage LTCs to create opportunities through zoning for housing forms that address housing needs

Streamline and Support Process for NGO-Led Rezoning Applications

NGO1	Develop communications materials (including costs) on pre-development steps for community organizations
NGO2	Explore options for site-specific affordable housing projects to support pre-development costs for affordable housing
NGO3	Convene pre-development meetings to assess feasibility for all proposed multi-family re-zoning applications

Support Housing Affordability Through Housing Agreements and Land Acquisition

HA1	Review Housing Agreement template for multi-family developments
HA2	Co-ordinate with Regional Districts to develop a simple program to administer housing agreements
HA4	Encourage LTCs to develop policies that will encourage and facilitate land donation

Develop Partnerships to Improve Existing and Deliver New Housing

P1	Establish regional interagency round tables to coordinate servicing and zoning requirements, and remove barriers, in support of the development of affordable housing
P2	Work with Regional Districts to facilitate the development and implementation of affordable housing strategies for the islands

Advocate for Policy Changes to Address Housing Challenges on the Islands

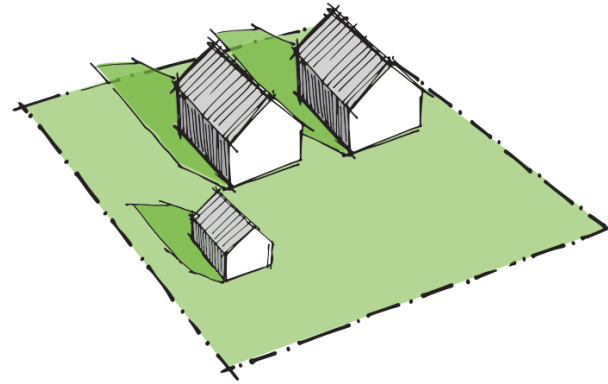
AP1	Encourage Island Health to develop support and guidance for alternative sewage disposal such as composting toilets and alternative water solutions such as graywater recycling and rainwater catchment
AP2	Advocate for changes at the Provincial and regional level to support tiny homes on wheels
AP3	Advocate for improvement districts to access infrastructure grants

Advocate for Funding to Support Housing Need on the Islands

AF1	Advocate for the provincial government to do and/or fund growth-limits assessment like groundwater availability studies to support "preserve and protect" mandate.
AF2	Encourage BC Housing and CMHC to incorporate a low density, rural framework within capital funding programs
AF3	Advocate for ongoing provincial funding to help address housing need in the Islands Trust (eg. staff capacity, funding to build housing, housing authority....)

Housing Toolkit

- Process Templates
- Background Information
- Mapping Tools
- Action Plan and Strategy Templates



Housing Toolkit

- Designed to help focus LTC discussion and support development of Housing Action Plans, Business Case and Project Charter
- Toolkit is building consistency and efficiency across LTC housing projects
- Toolkit development was informed by Mayne Island's process
- Focus is on increasing housing options
- Toolkit is evolving and being applied in different ways across Trust Area



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North Pender Housing Needs

- Housing access and affordability is a priority for the LTC and all levels of government
- [CRD SGI Housing Strategy](#) concludes that housing shortages impact other aspects of community life such as school enrollment, volunteerism, stability for employment etc
- Previous LTCs have taken actions such as permitting secondary suites and limiting/regulating short-term vacation rentals as discrete initiatives
- Current LTC has also acted on opportunities:
 - Rezoning of Plum Tree Court to permit multi-family dwellings
 - Consideration of Temporary Use Permit to establish emergency service worker accommodation at Firehall #1 and 2



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OCP Housing Provisions

- OCP is a document that lays out a community's long-term vision and strategy for guiding future planning and land use
- Required by *Local Government Act* to describe approximate location, amount, type and density of residential development required to meet anticipated housing needs
- Residential Land Use Objective: *To provide for a range of housing options that serve the needs of all residents and property owners of North Pender Island*
- Associated Policies:
 - Consideration may be given to applications to rezone land within the Rural Residential and Rural designations to a higher density for seniors and affordable housing
 - Accessory housing options such as secondary suites may be permitted as a way to increase the stock of rental housing without negatively impacting the rural sense of place or the carrying capacity of the island



Affordable Housing Policies

- The OCP has several policies with respect to affordable housing. Key policies include:
 - The Local Trust Committee will encourage multi-family rental dwellings that are limited to residential rental tenure
 - Rezoning applications may consider clustered detached dwellings, duplexes or attached ground-oriented housing
 - Rezoning applications may consider the creation an additional fee simple lot where one affordable dwelling is to be constructed by a non-profit organization on that lot
 - Applications shall include provision of a housing agreement ensuring that rents are fixed below average rates within the region and may also include provisions limiting occupancy to rental, lease, co-housing or cooperative tenure
 - Applications for rezoning to a higher density to permit multi-family dwelling units may only be supported by the Local Trust Committee if there is adequate quality and quantity of freshwater



Land Use Bylaw Provisions

- **Secondary Suite Provisions** – maximum of one secondary suite per lot
 - Must be contained entirely within principal building
 - Maximum floor area 90 m² and must not exceed 40 percent of principal dwelling
 - Must provide at least 18,000 l cistern capacity if outside community water system
 - Secondary suites cannot be subdivided from primary dwelling
- **Community Housing Zone** – multi-family buildings managed by a non-profit society
- **Rental Housing Zone** – Multi-family rental dwellings
 - Density – no more than 16 multi-family rental dwelling units per lot
 - Maximum floor area – 93 m² per unit
 - Subdivision Minimum area – no lot less than 1.2 hectares may be created



LTC Housing Project

- May 2023, LTC passed the following resolution:

NP-2023-074

It was Moved and Seconded,

that the North Pender Island Local Trust Committee establish housing as a Major Project and direct staff to develop a draft Project Charter and Business Plan for July 28, 2023 Local Trust Committee meeting.

- Trust Council has endorsed the project business case including \$15,000 budget request
- Project is to be completed over two fiscal years:
 - phase 1 consisting of consultation and review of options
 - phase 2 consisting of drafting and review of bylaws, legislative process, and implementation.



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Project Deliverables

- Engagement Letter to First Nations - DONE
- Development of Project Charter/Workplan and Communications Strategy DONE
- Staff reports with analysis and recommendations - ONGOING
- Establishment of special APC focused on housing - DONE
- Housing Needs Survey - DONE
- Development of a Housing Action Plan – IN PROGRESS
- Bylaw amendment options and legislative process – STILL TO DO



Project Work Plan

DRAFT PROJECT WORK PLAN	
Milestone	Target Dates
Pre-Project	2023
LTC endorsement of Business Case, forwarded to Committees	July
Committees and Trust Council consideration of business case	Sept – Dec
Project Initiation	2024
LTC scoping of project, development of engagement plan and development of Project Charter	Feb – May
Research, data gathering and presentation	March - May
Phase 1: Consultation	2024
First Nation, stakeholder group, and public consultation	May - Dec
Phase 2: Drafting	2025
LTC Review of consultation results and policy options	Jan - March
Direction to draft bylaws and a housing action plan	March
Phase 3: Legislative	2025
LTC Review of draft bylaws and housing action plan	April - June
Referrals, Community Information Meeting(s), revisions and first reading	June - Sept
Community Information Meeting/Public Hearing	Oct
3 rd reading, Executive Committee, Minister	Oct - Dec
Phase 4: Implementation	2026
Communications and implementation	Jan - March

We are
here



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Housing Toolkit – Action Plan



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TOOL 6 - Housing Action Plan/Local Housing Strategy Template

INSTRUCTIONS

What is a Housing Action Plan/Local Housing Strategy?

A Housing Action Plan/Local Housing Strategy aggregates the several actions that an LTC or island municipality will undertake to help address its island's housing challenges.

If an LTC or island municipality has set specific housing targets, then the action plan should include initiatives that will help meet those targets. Actions included in the plan should be achievable within the political term.

[INSERT NAME] ISLAND HOUSING ACTION PLAN/LOCAL HOUSING STRATEGY (DRAFT XXXXXX 2023)

Why Develop a Housing Action Plan/Local Housing Strategy for [INSERT NAME] Island?

INSTRUCTIONS

The purpose of this section of the Housing Action Plan/Local Housing Strategy is to summarize some of the main housing challenges, past efforts to address them, and linkages to other agencies' work.

EXAMPLE TEXT BELOW

The traditional approach to land use planning on the Islands in the Islands Trust Area has resulted in zoning that has almost exclusively supported the development of single-family dwellings, thereby limiting diverse housing options. Lack of housing inventory and increasing property values in recent years have made purchasing and renting existing housing stock less accessible for those currently living on [INSERT NAME] Island who do not own property.

Mayne Proposed Action Areas

- Goal 1: Updating and Using Available Data to Inform Housing Projects
- Goal 2: Incorporate First Nations Interests in Land Use Decision Making
- Goal 3: Diversifying Housing Options
- Goal 4: Minimize Environmental Impact
- Goal 5: Increase Opportunities for Non Profit Housing
- Goal 6: Advocate for Senior Government Support

Denman Action Areas

- Goal 1: Update Information to Inform Housing Projects
- Goal 2: Incorporate First Nations Interests in Land Use Decision Making
- Goal 3: Diversify Housing Options
- Goal 4: Minimize Environmental Impact on Land
- Goal 5: Implement Affordability Measures
- Goal 6: Address Bylaw Enforcement Issues Related to Housing
- Goal 7: Provide Education and Engagement on Building Costs/Options/Environmental Alternatives
- Goal 8: Advocate for Support for Infrastructure Needs



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North Pender Housing Action Plan

- Draft Action Plan informed by Housing Needs Survey Results (~480 responses), 4 CIMs, additional community group and other stakeholder meetings
- Extensive work also completed by the APC with two reports submitted and several public meetings held
- Plan focuses on 5 key Goals with associated Objectives and Actions
- Plan actions are intended to realistic and achievable (at least to scoping stage) within the current LTC term



Next Steps

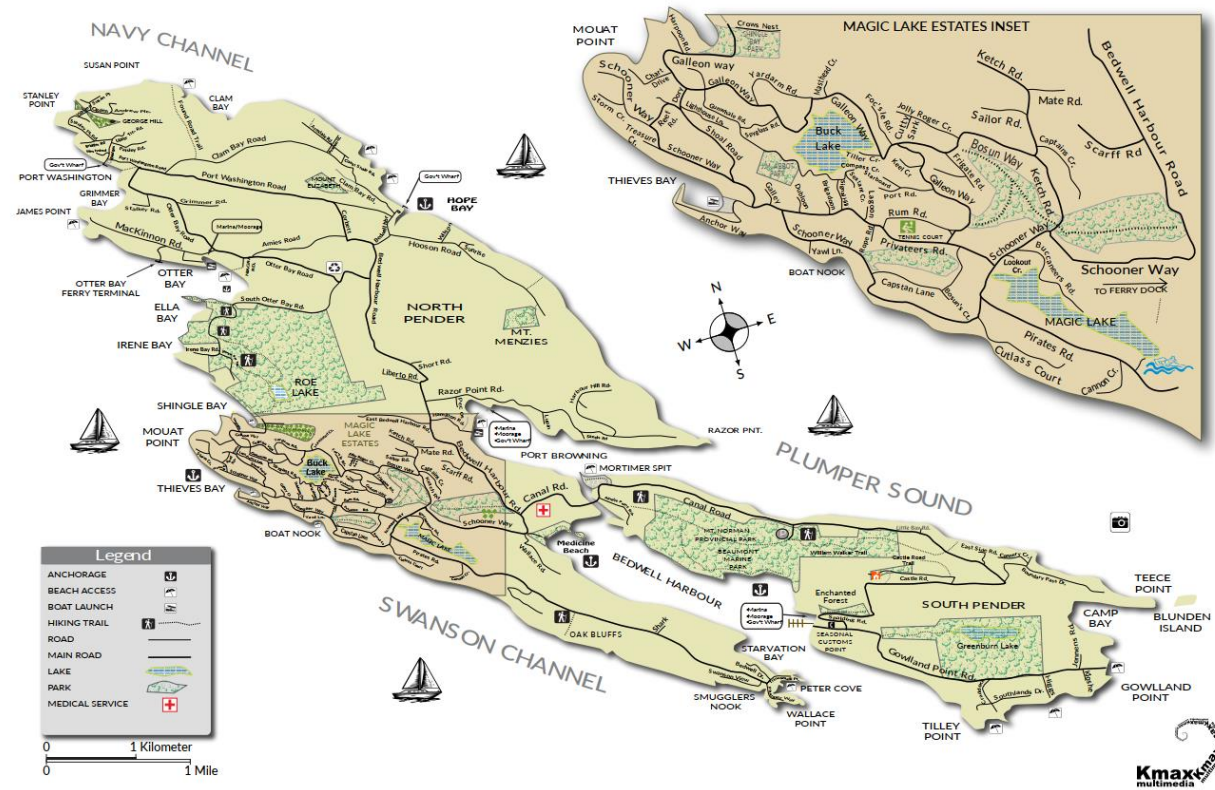
- Engage community for further input on draft Housing Action Plan
- Bring Plan back to LTC at May 30 meeting for final endorsement
- Begin plan implementation including project letter to households and start review of potential bylaw changes
- Complete land suitability analysis and build out analysis
- Continue to work with APC on project outputs
- Initiate further engagement with First Nations



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Questions?

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British Columbia
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