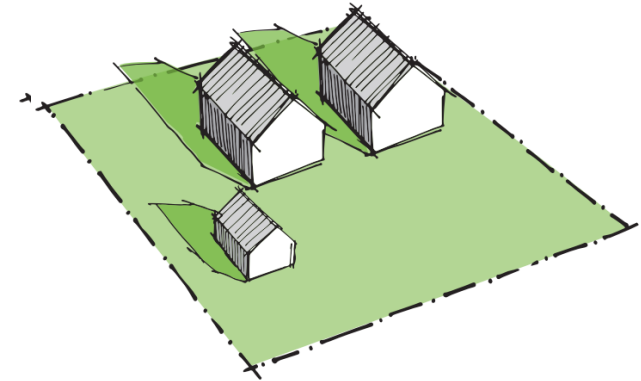


Introduction

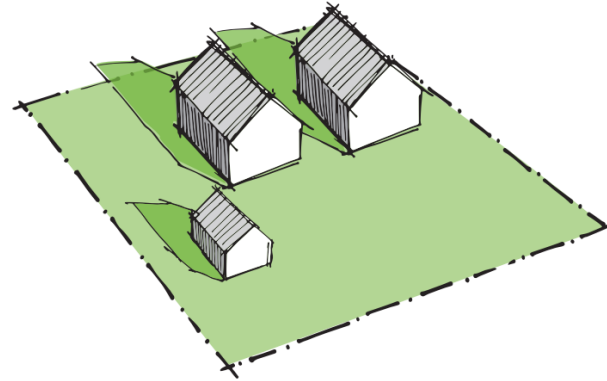
Special Meeting on Housing

North Pender Local Trust Committee
May 23, 2024



Agenda

- **Housing Initiatives in the Islands Trust**
- **Trust Wide Tools and Processes**
- **Mayne Island Process**
- **Denman Island Process**
- **Next Steps for North Pender**



Islands Trust Housing

Trust Council

- Interim Strategic Plan supports land use decision making tools and initiatives related to housing that will develop healthy, resilient island communities

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



IT Housing Strategy



IT Housing Strategy

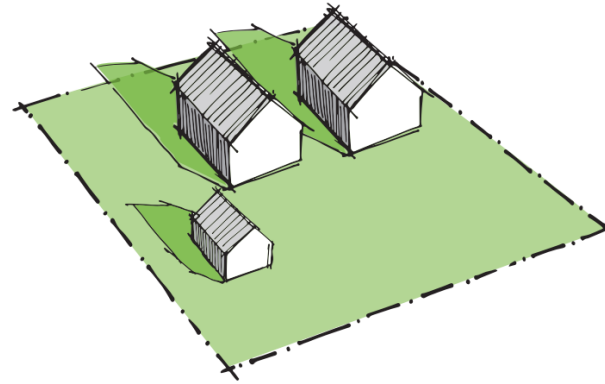


This action list is a summary by staff of key actions emerging from the review of 30+ documents related to housing in the Islands Trust produced over the past 30 years. **Internal to Islands Trust** **Requiring Support and \$\$**

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

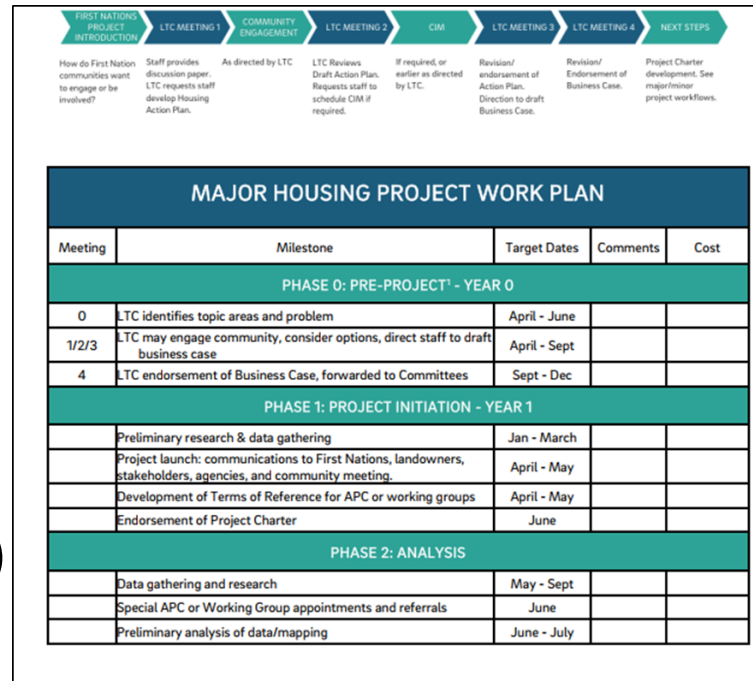
- The Housing Toolkit is designed to help focus LTC discussion and inform the development of a Housing Action Plan, Business Case and Project Charter
- Toolkit will build consistency and efficiency across LTC housing projects
- Toolkit development was informed by Mayne Island's process
- Focus is on increasing housing options
- Toolkit is evolving



Housing Toolkit

Process Templates:

- Model Work Plans (Tool 1)
- Discussion Paper (Tool 2)
 - Demographic Information
 - Housing Needs Assessment data
 - ITC Conservation Profile
 - Build-Out/Land Suitability (see Tool 4 and 5)
 - Existing OCP Policies (see Tool 8)
 - Existing Regulations; and (see Tool 8)
 - Potential Policy and Regulatory Options (see Tool 3)



TOOL 2

Housing Discussion Paper Guidelines

A well-researched and structured housing discussion paper provides trustees, staff and community members with a snapshot of the information they need to start developing a housing project and/or housing action plan that responds to local needs and can be implemented in a timely way with the resources available to the LTC. The discussion paper will review relevant work from the recent past, current housing need, policy and regulation, and suggest zoning and policy options that align with the LTCs housing objectives and community need.

Recommended components of a housing discussion paper are as follows:

1) Background

- What is the role of the LTC in Housing? How does it relate to the role of other Jurisdictions?
- What work has been done related to housing in the community?
 - o List reports and key initiatives and their outcomes
 - o Summarize previous LTC housing projects

What Housing Toolkit tools can help me?

TOOL 3 – Annotated Bibliography of Reports
TOOL 9 – Housing Responsibilities Table

2) Housing Need

- Review Housing Needs Assessment (HNA) and any other relevant reports?
 - o What does StatsCan and other data say about housing on the island?
 - o What are the identified needs based on previous needs assessments and community experience (seniors, families, workers)?
 - o Is further information is required?

What Housing Toolkit tools can help me?

TOOL 3 – Annotated Bibliography of Reports
TOOL 4 – Housing Profiles (where available)

3) Policy Review

- o Summarize overarching policy perspective on housing per OCP
- o Are there directive OCP policies that have not been implemented?
- o How does the LUB currently support housing need?

¹ Local community groups sometimes undertake extensive and helpful community planning exercises that could/should be incorporated into Islands Trust work.



Housing Toolkit

Background Information:

- Annotated Bibliography (Tool 7)
- Housing Profiles (Tool 9)
- Housing Roles and Responsibilities (Tool 10)
- Updated Housing Baseline Report (Tool 8)
- Zoning and Policy Options (Tool 3)

Narissa Chadwick, Island Planner
October 21, 2023

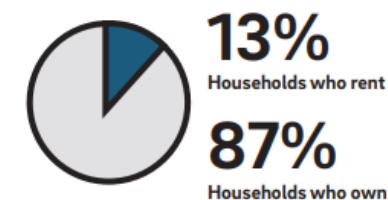
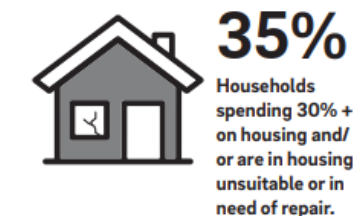
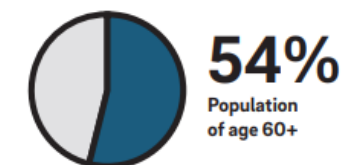


North Pender Island Housing Profile

Population and Dwelling Characteristics	2021 Census
Total population	2,467
Population over 60+	1,325
Population change 2016-2021	+19.4%
Total private dwellings	1,768
Change in dwellings 2016-2021	+3.3%
Private dwellings occupied by full-time residents	1,261
Private households	1,260
Household couples with children	130
One parent households	55
Median income of individuals**	\$40,000
Median income of households of 2+**	\$88,000
Households spending 30% or more of total income on housing *	200
Households in housing that is unsuitable or in need of repair*	150
Households in core housing need***	95

Renter Households	
Full-time households who rent	170
Median monthly shelter costs*	\$920
% tenants in subsidized housing*	0%
% tenants spending 30% or more on shelter*	34.3%

Owner Households	
Full-time households who own*	1,120
Median monthly shelter costs*	\$560
Median value of properties	\$600,000



* Based on 25% sample data (Census)

** Before tax income (Census)

*** When a private household's housing falls below at least one of the indicator thresholds for housing adequacy, affordability or suitability, and spends 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (attains all three housing indicator thresholds)

Source: <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E>

For more information on the Trust Area: Statistics Canada 2021 Census Infographics <https://islandstrust.bc.ca/programs/trend-monitoring/>

Housing Toolkit


Annotated Bibliography

<https://islandstrust.bc.ca/programs/housing-affordability/>

+ Trust Wide

+ Housing Needs Assessments




- Southern Gulf Islands

- [Southern Gulf Islands Housing Feasibility Analysis – 2022 \(19939KB\)](#) 
- [CMHC Housing Supply Challenge – 2022 \(1581KB\)](#) 
- [Southern Gulf Islands Updated Housing Market Analysis – 2022 \(1231KB\)](#) 
- [Southern Gulf Islands Housing Strategy – 2022 \(10049KB\)](#) 

- North Pender Island

- [North Pender Island Affordable Housing Report – 2008 \(461KB\)](#) 

- Mayne Island

- [Designing the Future of Mayne Island – The Strategic Plan – 2020 \(9390KB\)](#) 
- [Mayne Island Housing Options Task Force Report – 2011 \(850KB\)](#) 
- [Mayne Island Housing Regulations and Policy Review \(DRAFT\) – 2020 \(814KB\)](#) 



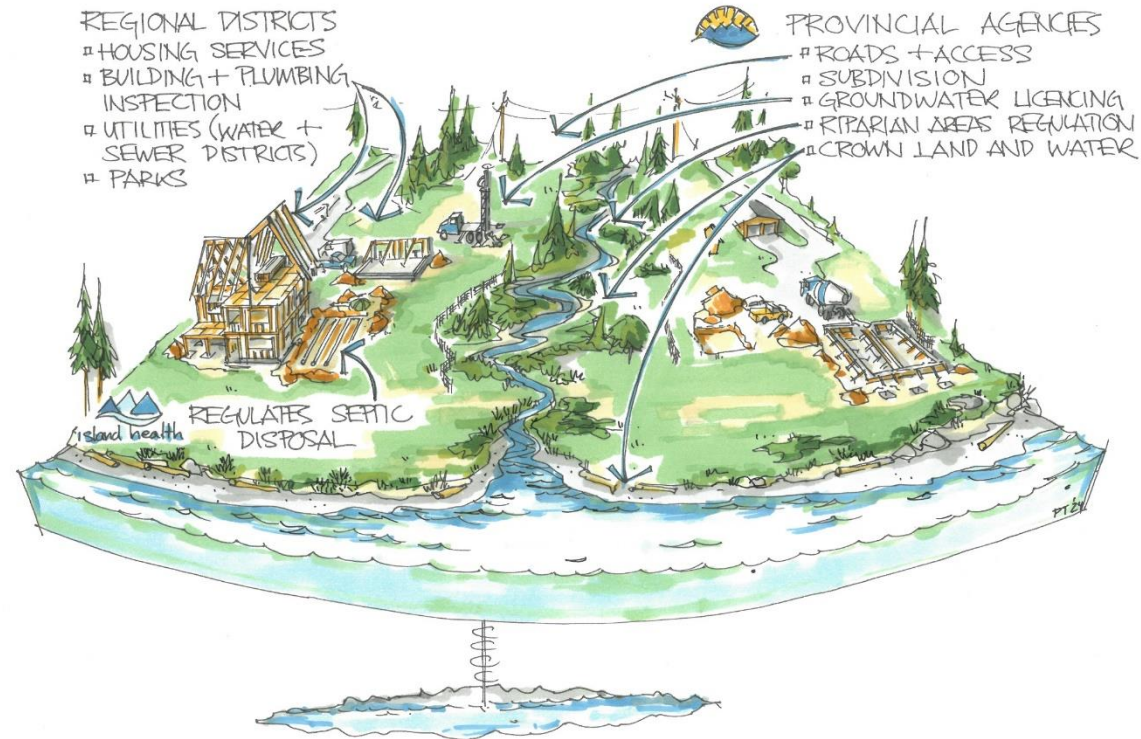
Housing Toolkit

ISLANDS TRUST HOUSING OPTIONS AND REGULATIONS



Housing Toolkit

REGIONAL DISTRICTS AND OTHER AGENCIES



Housing Toolkit

Tool - Baseline Report

Tool 8 – Appendix 1 - Baseline Snapshot of Housing Policy in the Trust Area (2023)

ISLAND	AFFORDABLE HOUSING ZONES	DEFINITION OF AFFORDABILITY IN OCP/LUB	ACCESSORY DWELLING UNITS/COTTAGES (ADUs) PERMITTED IN LUB	SECONDARY SUITES PERMITTED IN LUB	FLEXIBLE ZONING ¹ PERMITTED IN LUB	ALTERNATIVE DWELLING UNITS (AldUs) ² PERMITTED IN LUB	OCP VISION/ GOALS/ OBJECTIVES ADDRESSING AFFORDABLE HOUSING	OCP POLICY GUIDANCE FOR AFFORDABLE HOUSING REZONING APPLICATIONS	OCP DIRECTION FOR LTC/COUNCIL TO AMEND LUB FOR AFFORDABLE HOUSING	HOUSING NEEDS ASSESSMENT (requires updating every 5 years)	AFFORDABLE HOUSING STRATEGY
Hornby	Yes	Yes	No	Yes	No	Yes (RVs)	Yes	Yes	Yes	2018	No
Denman	Yes (Rental Tenure Affordable housing)	Yes	With TUP	Yes	No	Yes (RV, bus, tent, yurt, etc.)	Yes	Yes	Yes	2018	No
Lasqueti	No	No	Seasonal Occupancy	No	No	Yes (RV, bus, tent, yurt, etc.)	Yes	No	No	2018	No
Gabriola	Yes (rental tenure affordable housing)	Yes	Yes	Yes	No	Yes (RVs for up to two years if valid building permit for SFD)	Yes	Yes	Yes	2018	No
Thetis	No	No	Seasonal Occupancy	No	No	No	No	Yes	No	2018	No
Salt Spring	Yes	Yes	400 zoned full-time occupancy/ rest seasonal	Yes	No	Yes (RVs for up to two years if valid building permit for SFD)	Yes	Yes	Yes	2020	2020 -current Housing Action Program
N. Pender	Yes	No	Yes	Yes	No	No	Yes	Yes	No	2020	2008 (not active)
S. Pender	No	No	Yes	No	No	Yes (RV until a SFD is built)	Yes	No	No	2020	No
Saturna	Yes	No	Yes	Yes	No	Yes (RVs and Yurts)	Yes	No	No	2020	No
Mayne	No	No	Yes	Yes	Yes	Yes (RVs)	Yes	No	No	2020	No
Galiano	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	2020	No
Gambier	No	Yes	Yes	No	No	No	Yes	Yes	No	2020	No
Bowen	No	Yes	No	Yes	No	No	Yes	Yes	Yes	2020	Yes

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Housing Toolkit

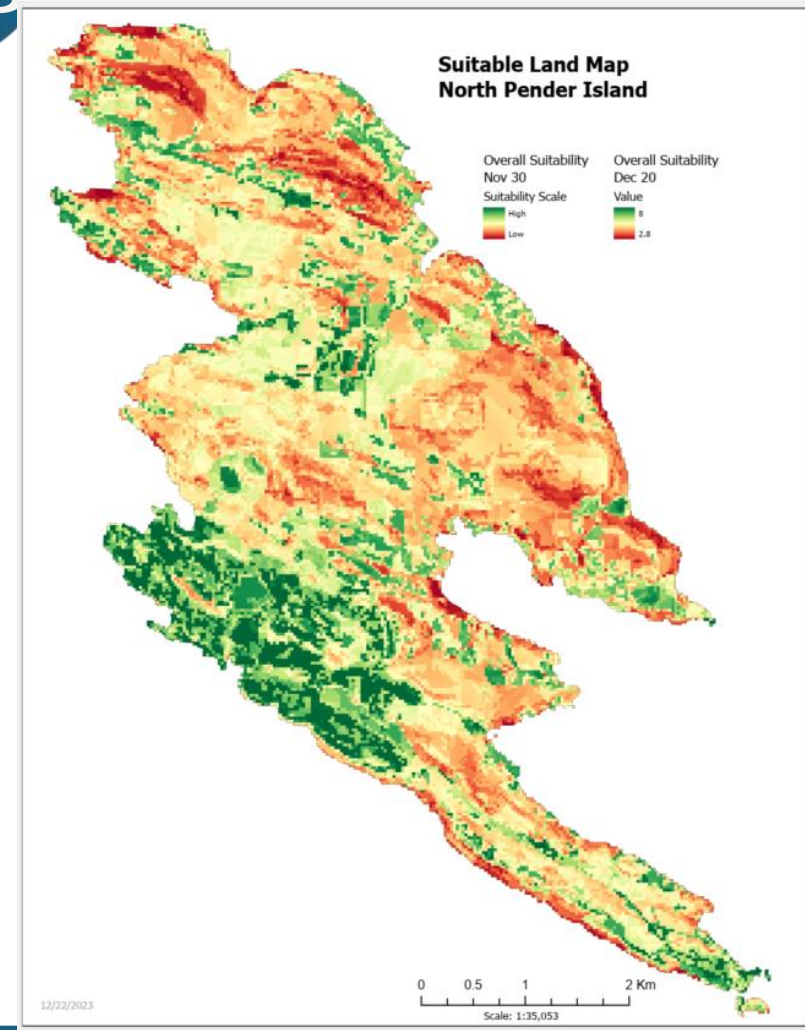
TOOL 3 - Zoning and Policy Options Table

ZONING OPTIONS TO ADDRESS HOUSING NEEDS	
OPTION	DESCRIPTION
ZONING – REVIEW OF EXISTING	
Review and amend existing land zoned for affordable and/or multi-family development	Review all existing lands zoned for affordable, seniors or similar housing and amend the zoning to be less specific or restrictive where housing either hasn't been developed or has not been developed to full zoned potential. Housing providers have said that flexibility in form is key (single large building, rowhouses, detached cottages, etc) to adapt to changing market and funding conditions during lag between zoning approval and construction start.
Review existing undeveloped or under-developed land zoned commercial/industrial	Review existing undeveloped or underdeveloped commercial zones, to potentially permit residential or mixed uses.
Review existing definitions to remove "un-variable" restrictions	If a regulation (such as a floor area limit for cottages) is included in the definition of a term, then it can't be varied through a development variance permit. Such restrictions could be removed from the definitions section of the land use bylaw and added to the main body of document so they could be varied. This can enable greater flexibility for land owners.
ZONING – FORM/USE	
Secondary Suites	Permit secondary suites in some, or all, residential zones or areas of the island. Secondary suites are self-contained dwelling units that are separated from the principal unit but within the same building, whether below, above or adjoined to the principal residence on the side.



Housing Toolkit - Mapping

- **Suitable Land Analysis (NP 1st)**
 - Saltwater intrusion
 - Aquifer Vulnerability
 - Proximity to Amenities
 - Steep Slopes
 - Groundwater Recharge
 - Groundwater Well Density
 - Sensitive Ecosystems
 - Wildfire Risk
 - Cultural Significance
- **Build-Out Analysis**
 - Subdivision potential
 - Build out potential



Housing Toolkit – Action Plan



Islands Trust

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



Attachment 4: Draft Denman Island Housing Action Implementation Plan

Blue – Items Part of Denman Housing Review Stage 2, Phase 2
 Green – Items being done at Trust Wide level or require collaboration with CVRD or Province

I – Information
 M – Minor Project
 P – Phase 2

IT – Islands Trust Responsibility
 BL – Bylaw Enforcement
 ED – Education

ACTION	Status	Anticipated Timing
Goal 1: Update information to Inform housing project - INFORMATION		
I1	Update Housing Needs Assessment	To be done as part of IT project TBD once Provincial direction is provided
I2	Water Balance Assessment	Waiting for funding allocation 2025/26 fiscal
I3	Workshop with LTC on Suitable Land Analysis (SLA)	To be Scheduled June – August 2024
Goal 2: Incorporate First Nations Interests in Land use Decision Making – RECONCILIATION		
P2A,P2B, P2C	Identify FN Interests with respect to housing options and impacts	Capacity Agreement and funding in place ongoing
Goal 3: Diversifying Housing Options – LAND-USE		
M1	Remove TUP requirement for ADUs	Minor Project Bylaws fall 2024
M1?	Eliminate or update Density Bank	Minor Project (I)? TBD
P2A	Reformatting Land Use Bylaw Regulations	Required Summer 2024
P2A	Review LUB definitions to ensure consistency with OCP	IT standards being created
P2A	Review existing site specific exemptions in light of TUP changes	Technical change
P2A	Permit Dwelling units in community service zone	Explore options
P2A	Consistency with ALC regulations	Technical change
P2A	Permit Alternative Types of units (RVs, Yurts etc.)	Technical change
P2A	Legalize housing on a site specific basis	Communications required for voluntary identification
P2A	Make existing multi-family zoning more flexible	Technical change
P2A	Limiting Vacation Rental Permission to BnB	Tech change related to legal review
P2A	Expand secondary suite permissions into water service areas	Requiring connecting with CVRD
P2B	Include policies related to ALR exclusion for affordable housing	Technical change, engagement related to conditions recommended
P2B	Permit reduction of min parcel size to facilitate land for donation to NGO/Govt	Size of parcel TBD
P2B	Permit subdivision (where not currently permitted) in exchange for donation	Type of property/zones TBD
P2B	Allow subdivision only if land is donated for affordable housing	Community engagement?
P2B	Add policies to support development variance for proof of water for cooperatives	Dependent on review of existing
P2B	OCP Policies to support home based assisted living and tiny home villages	Technical change
P2B	Allow for variations in housing that support shared facilities (e.g. podhouse)	Technical change to support existing?
P2C	Expansion of Accessory Dwellings Unit permission	SLA and early FN engagement recommended Summer 2024 -SLA
P2C	Expansion of Secondary Suite Permission (SLA) beyond water service areas	SLA and early FN engagement recommended Fall/winter 2024 – preliminary work ,

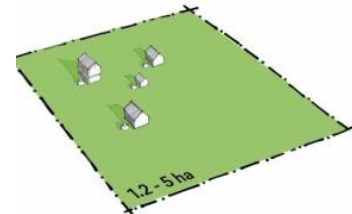
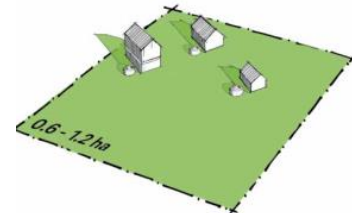
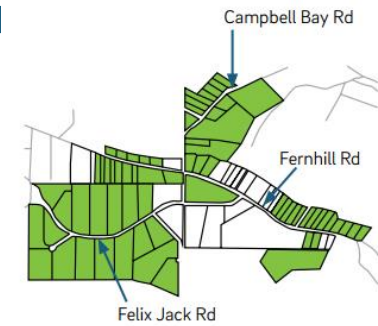
Mayne Island Housing Action Implementation Table

Blue = Items to be addressed a part of the Mayne Island Housing Options Project
 Green = Items being address at Trust Wide level or requiring partnership with other level of government

ACTION	Status/Staff Comments	Timing
Goal 1: Update information to Inform housing project - INFORMATION		
Update Housing Needs Assessment	To be coordinated for whole Trust Area	By March 2025
Workshop with LTC on Suitable Land Analysis (SLA)	To be scheduled	By July 2024
Goal 2: Incorporate First Nations Interests in Land Use Decision Making – RECONCILIATION		
Identify FN Interests with respect to housing options and impacts	Letter sent fall 2023, staff to follow up	Letter by July 2024
Goal 3: Diversifying Housing Options – LAND-USE		
3.1 Expand opportunities to build Secondary Suites and Accessory Dwelling Units		
Require worker housing for significant commercial rezonings	OCP - minor	Winter 2025 – Analysis/Engagement
Support Strata subdivision of accessory dwelling units in suitable areas	OCP – minor unless controversial	
Expand secondary suites permission in suitable areas	LUB- water service areas.	Summer/Fall 2025 – Bylaw reading
Permit ADUs on smaller lots	OCP/LUB- Using suitable land analysis (SLA) is encouraged	
Expand flexible housing regulations		
3.2 Expand Residential Use Permission and Permission for Multi Unit Development		
Allowing rezoning for non-market housing in all land use designations (including school properties, parks, community service)	OCP/LUB- Zones to be identified. This can include allowing additional units on the school board property.	Winter 2024 – Analysis/Engagement
Proactively rezoning existing land zoned for multiple dwellings	LUB- increase flexibility of use where identified	Summer/Fall 2025 – Bylaw readings
3.3 Increase Alternative Housing Options		
Permit rezoning for modular home villages	OCP - to provide flexibility	Winter 2024 – Analysis/Engagement
Developing TUP guidelines for tiny homes	OCP - guidelines will make it easier to provide TUPs for tiny home	
Pre-zoning for manufactured/mobile/tiny home parks	OCP/LUB – This will require identifying locations	Summer/Fall 2025 – Bylaw readings
Increasing building height to increase residential potential in commercial and other suitable areas	LUB – specific locations will need to be identified	
Goal 4- Minimize Environmental Impact –LAND-USE		
4.1 Utilize Available Data for Informed Decision Making		
Use suitable land analysis to identify areas more suitable for additional density	Suitable land analysis if in process	Winter 2024 – Analysis/Engagement
4.2 Protect and Preserve Ecosystems and Freshwater Resources:		
Require freshwater cisterns for all new builds	LUB – implement model used in other LUBs	Winter 2024 – Analysis/Engagement
Update potable water requirements for subdivision	LUB – model recently implemented in North Pender LUB	
Prohibit groundwater fed swimming pools	LUB – minor amendment	Summer/Fall 2024 – Bylaw readings
Reviewing lot coverage with potential to establish paved surface maximums	LUB – minor amendment	
Establish floor area maximums where appropriate	LUB- this is beyond flex housing and maximum combined floor area	

Mayne Island Progress

- Last term Mayne Island LTC introduced Flexible Housing zoning after a lengthy consultation process. Flexible housing permits additional dwelling units with a combined maximum floor area. Cisterns for catchment and storage of freshwater with minimum capacity of 13,640 litres (300 gallons) are required for each secondary suite, cottage and additional dwelling.
- A preliminary approach to suitable land analysis helped determine a pilot area.
- Engagement process related to Flexible Housing as well as a multifamily rental rezoning project enabled detailed discussion on housing.
- Relationship is developing with Habitat for Humanity.
- Mayne was in a good position to develop a Housing Action Plan and apply for Housing Accelerator Funding in partnership with the CRD but was unsuccessful.
- Many more bylaw amendments are anticipated.



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 firehalls



North Pender Housing Profile

Population and Dwelling Characteristics	2021 Census	Renter Households	
Total population	2,467	Full-time households who rent	170
Population over 60+	1,325	Median monthly shelter costs*	\$920
Population change 2016-2021	+19.4%	% tenants in subsidized housing*	0%
Total private dwellings	1,768	% tenants spending 30% or more on shelter*	34.3%
Change in dwellings 2016-2021	+3.3%		
Private dwellings occupied by full-time residents	1,261	Owner Households	
Private households	1,260	Full-time households who own*	1,120
Household couples with children	130	Median monthly shelter costs*	\$560
One parent households	55	Median value of properties	\$600,000
Median income of individuals**	\$40,000		
Median income of households of 2+**	\$88,000		
Households spending 30% or more of total income on housing *	200		
Households in housing that is unsuitable or in need of repair*	150		
Households in core housing need***	95		

Key Stats:

30% income threshold - all households: 15.9%

30% income threshold - renter households: 34.3%

Substandard housing – all households: 11.9%

Households in core housing need: 7.5%

<https://islandstrust.bc.ca/document/north-pender-island-housing-affordability-profile/>



Islands Trust

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.



Project Deliverables

- **Letter to First Nations**
- **Development of Project Charter/Workplan and Communications Strategy**
- **Housing Discussion Paper (with preliminary updated needs assessment)**
- **Bylaw Amendment Options**
- **Development of a Housing Action Plan**



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



Plan for Today

- **Staff presentation and Q and A**
- **Facilitated discussion – scoping of issues, goals, objectives and opportunities**
- **Summary of discussion and next steps**



Questions?

Pender Islands British Columbia

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Guiding Questions

Have there been needs assessments done by community groups or other studies that will be helpful to this project?

What are the communities needs with respect to housing? What opportunities may exist to meet those needs?

What housing related information does the community want to see in the preliminary discussion paper besides what will be covered?

- Demographic Information
- Housing Needs Assessment data
- ITC Conservation Profile information
- Build-Out/Land Suitability Analysis
- Existing OCP Policies
- Existing Regulations; and
- Potential Policy and Regulatory Options



Guiding Questions (cont...)

- **What are the housing problems that need to be addressed?**
- **What are the goals of a housing project?**
- **What are realistic objectives to achieve those goals?**
- **What are the potential opportunities – near term and long?**
- **What are the obstacles and challenges to realizing those opportunities?**

