



village
VISION

Creating Housing Opportunities: An Islands Trust Perspective

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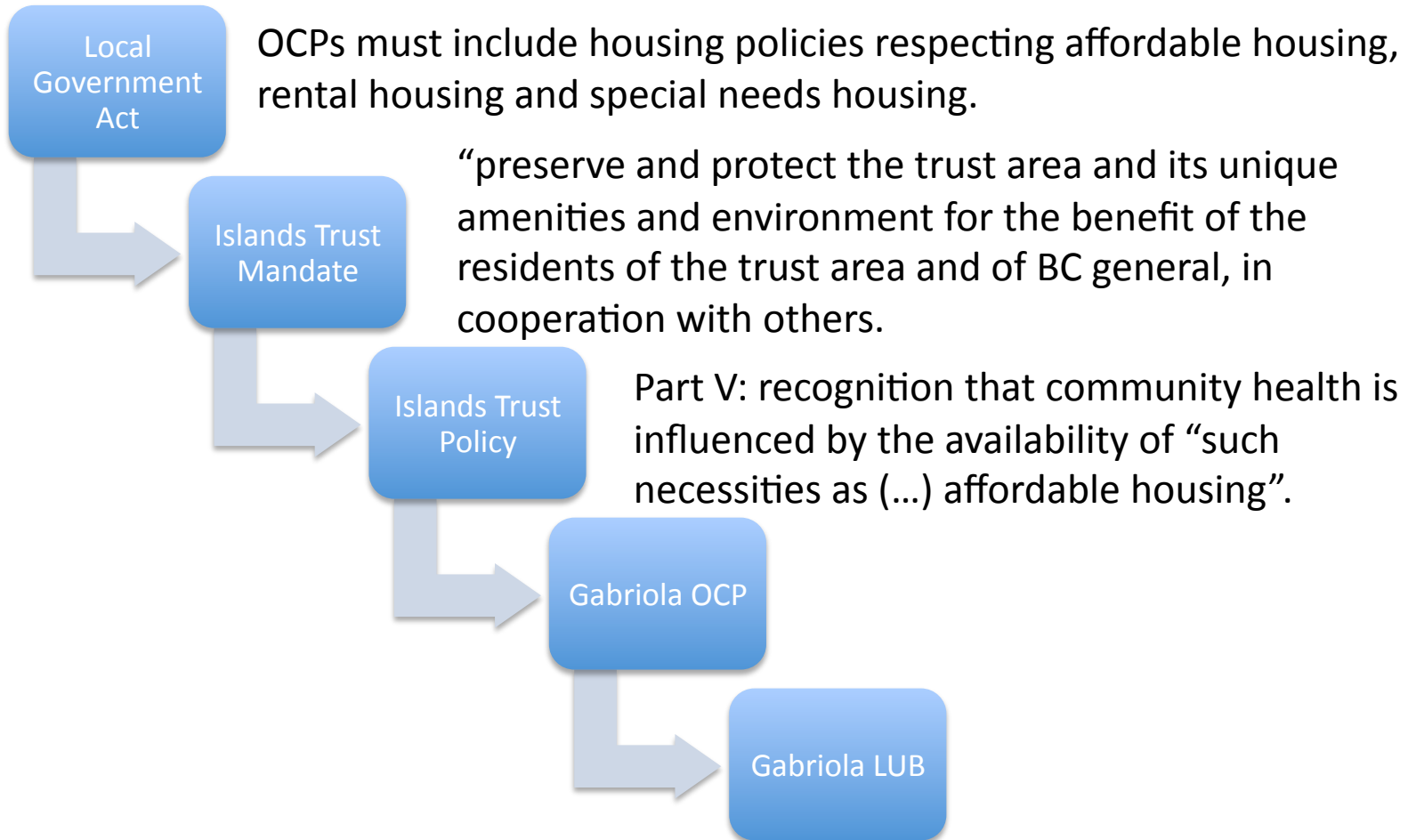


History on Gabriola

- 1998 Provision for affordable housing for seniors and special needs.
- 1999 Provision for cottage density
- 2009 Gabriola Island Affordable Housing Needs Assessment (Weller Consulting Inc.)
- 2010 Islands Trust Housing Toolkit
- 2011 Provisions for low-income families and density bank
- 2012 PHC Affordable Housing Strategy



Regulatory Framework





Gabriola OCP

2.1 Residential Land Use – Background/Context

- In 2011 there were a total of 3280 parcels on Gabriola of which 17% (or 566) were undeveloped residential properties (BC Assessment).
- Conclude the available land can accommodate projected growth, therefore there is no need to designate additional lands as residential (i.e., no new densities).
- Known problems with inadequate soil percolation for septic disposal and groundwater supply affecting the carrying capacity of the island.



General Residential Objectives

- 1. To ensure that subdivision design is consistent with the rural character of Gabriola;*
- 2. To require new development to be supported by adequate sewage disposal systems;*
- 3. To ensure that new residential development does not negatively impact normal farm;*
- 4. To ensure new residential development does not negatively impact provision of emergency services on the island; and*
- 5. To support a mix of housing types which includes affordable and market housing in appropriate locations.*



Multi-dwelling Affordable Housing (OCP s.2.4)

Multi-dwelling Affordable Housing opportunities to meet the needs of a diverse, full-time population. For the purposes of this Plan, Multi-dwelling Affordable Housing shall only be permitted for:

- Special Needs residents living with physical and / or mental disabilities;
- Seniors 60 years of age or older; and
- Low-income families

*Affordable housing means housing that costs no more than 30% of a household's gross income applied to those households with incomes at or below 60% of the median household income for Gabriola Island (using Canada Census information).



Multi-dwelling Affordable Housing (OCP s.2.4)

Tools:

1. Development Permit Area (area of land designated to achieve protection or address design criteria DP-8)
2. Prescriptive policy for permitting a re-zoning (e.g., maximum density of 12 units/ha, limit average dwelling size to 900sq.ft, must be within 0.5km of the Village Core, minimum lot size of 1ha)
3. Housing agreement to ensure maintenance and stability of affordability in perpetuity.
4. Density bank for use as multi-dwelling affordable housing for low-income families.



Density Bank (OCP s.2.5)

Objectives:

1. *To identify and deposit unused residential densities into the Density Bank based upon the following eligibility criteria:
 - i. from the lands that are rezoned as parks; and
 - ii. from the voluntary donation of residential densities.*
2. *To consider applications for the withdrawal of banked densities in accordance with the rezoning requirements in Section 2.4 provided that a Housing Agreement is in place to ensure affordability is maintained over time.*

No densities deposited yet.



Single-family Affordable Housing (OCP s.2.6)

Objective: To ensure a supply of affordable housing in a manner which does not detract from Gabriola's rural island character.

Tool:

- allowance for an accessory cottage (max. 700sq.ft), on parcels 2.0 hectares or larger.



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Question to Ponder: Is this enough? Should we provide more options? How does this balance with preserving and protecting the environment and rural character of the island?



Next Steps for Gabriola LTC:

Gabriola Island Top Priorities:

1. Review of roadside signage
2. Regulations in house dog boarding
- 3. Review of Affordable Housing Regulations**

*housing is a priority item on 5 of the 13 LTCs and may be a priority item for the Local Planning Committee.



Islands Trust Resources



Community Housing

You are here: [Home](#) > [Trust Council](#) > [Projects](#) > [Housing](#)

Sustainable Communities

The islands in the trust area support strong communities characterized by a mix of lifestyles, livelihoods and individuals. Island residents join together to bring special skills and viewpoints to sustain a tradition of community involvement. Because the islands are close to major population centres they are attractive for vacation properties. But with absentee owners, who volunteers for the local fire department? Who provides needed services? How do we ensure that our communities continue to function as real neighbourhoods, rather than resort or tourist destinations full of temporary visitors?

Affordable Housing

In recent years, the price of real estate on the islands has risen at a much greater rate than local incomes. Suitable year-round rental accommodation can be hard to find. These factors make it increasingly difficult to sustain communities that are affordable to the people who live and work on the islands. There are also the challenges presented by an increasing proportion of senior residents.

[Affordable Housing Guide \(September 14, 2011\)](#) - Format B - For printing on letter size (8.5 x 11) paper in portrait

The Affordable Housing Guide provides an overview of the various regulatory approvals normally required for the development of affordable and special needs housing. The guide provides a brief overview of the various requirements, provides a flowchart showing the approval processes and provides contact information for each Local Trust Committee and Bowen Municipality. Three different PDF formats are available depending on how you intend to use or print the document.

Local Solutions

However, local communities also need the involvement of islanders in identifying and implementing appropriate housing solutions for each community. Local trust committees, through their land use planning authority, can provide only opportunities for housing initiatives. The actual creation of housing must be carried out by partnerships involving interested residents and property owners, non-government organizations and government agencies.

Local trust committees are looking for new ways to make sure housing is available to support the community diversity that the islands are known for, while maintaining the character and environmental integrity of the islands themselves.

Reports on Work completed to date

[Islands Trust Community Housing Tool Kit](#)

[Seniors Housing Strategy](#)

[Salt Spring Island Housing Reports](#)

[Housing Needs on Hornby and Denman Islands](#)

[Hornby Island Advisory Housing Committee Report](#)

[North Pender Island Affordable Housing Task Force Report](#)

www.islandstrust.bc.ca/trust-council/projects/housing.aspx

- Islands Trust Community Housing Toolkit
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- Affordable Housing Application Guide



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Questions?

