



North Pender Island
Local Trust Committee

Housing on North Pender Island

SECONDARY SUITES

*North Pender Island Local Trust Committee
Top Priority Policy Project*



North Pender 2008 Housing Task Force:

“Concerns about existing rental rates, lack of affordable housing for service providers, employees in the business sectors, and for the aging community members.”



2017 Housing Needs Assessment Preliminary Results:

- Stage 1 research strongly suggests that suitable and affordable housing remains unattainable for many Southern Gulf Island residents.
- 96% of housing stock is single detached dwellings.
- Rental housing is in extremely short supply
- Low to moderate income earners, employees, and single people struggle for appropriate housing.



- Legalization of suites is the most frequently suggested action to increase the supply of affordable housing stock in the community.
- Integrated into existing settlement pattern, compatible with Rural sense of place
- Offers rental housing, seniors can age in place, employee housing, mortgage helpers.
- Diversifying the housing stock supports a diverse community.



The Affordable Housing Options Continuum

Emergency and Cold Weather Shelters	Housing for Homeless and/or Special Needs	Housing for those at Risk of Homelessness	Housing with Rental Assistance or Rent Limits	Non-Market Home Ownership	Rental Housing	Home Ownership
Government Subsidized Housing			Non-Market Housing		Market Housing	

Secondary Suites
are considered “Low End Market Rental”





Efficiencies
of shared
footprint

Rental
housing
& mortgage
helpers

Granny Flats,
Young
Adults,
employees



Islands Trust Zoning +

CRD Building Permit Approval
(Must prove septic and water)

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Legal Suite



Standard Regulations:

- Secondary suites are accessory to the principal use of a single detached dwelling unit.
- Use of a secondary suite for short term vacation rentals is prohibited
- There is a maximum of one secondary suite permitted per principal dwelling.
- A secondary suite must be contained within the walls of the principal dwelling unit.
- A secondary suite must have separate access and egress from the principal dwelling unit.
- The maximum floor area for a secondary suite is 90 m (968 ft²) or a maximum of 40% of the floor area of the principal dwelling unit, whichever is the lesser.
- One on-site parking space must be provided for the occupant(s) of the suite.



Suites on other Islands:

- Hornby Island
- Denman Island
- Gabriola Island
- Bowen Island
- Salt Spring Island
- Mayne Island
- Galiano Island



Magic Lake Water & Sewer Service Area:

Water

- Service area includes 1,206 parcels of which 1,012 are serviced.
- All serviced lots are metered – Great for monitoring.
- At 3 people per service, the estimated current service population is 3,036 with a buildout population of 3,618.
- Based on recent system upgrades and allowing 3 people per service, the ultimate population that can be served is 7,024.



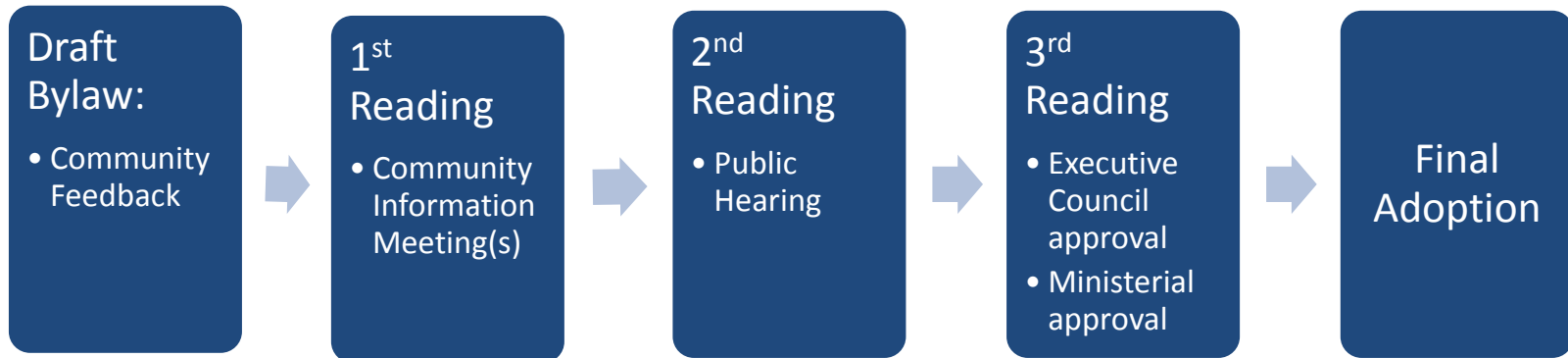
Magic Lake Water & Sewer Service Area:

Sewer

- Two separate sewage systems in one service area
- Service area of 714 parcels, 638 are serviced.
- Currently the two systems cannot meet the current peak wet weather flows; no capacity available for growth.
- Sewage system upgrades within next 4 years, subject to a borrowing referendum.



Bylaw Amendment Process





DISCUSSION

