

Draft Agenda Mayne Island Housing Options Task Force

To commence at 6:00 pm and end at 7:00 pm March 1, 2011

At the Church House on Georgina Point Road

***Approximate** time is provided for the convenience of the public only and is subject change without notice.

ITEM	Page#	*Time
1. CALL TO ORDER		Approx 6:00 PM
2. APPROVAL OF AGENDA		6:05 PM
a. Additions/Deletions		
b. Questions on Agenda Items		
3. APPROVAL OF MINUTES		6:10 PM
a. Minutes of February 15, 2010 - Recorder unexpectedly and unavoidably is unable to complete minutes for approval. They will be brought forward for next meeting March 15, 2011.		
4. BUSINESS ARISING FROM MINUTES		6:15 PM
a. Help with questions for renters – Carol Peets		
5. NEW BUSINESS		6:20 PM
a. Review meeting time. – Terrill Welch		
b. Discuss and expand on specific tasks required for completion of Task Force activities outlined in workplan. – Terrill Welch		
c. Business meeting debrief and review of notes– Carol Peets	2	
d. Other?		
6. PUBLIC INPUT		6:50 PM
7. NEXT MEETING Tuesday March 15, 2011		
8. ADJOURNMENT		7:00 PM

HOUSING OPTIONS TASK FORCE

Draft BUSINESS COMMUNITY MEETING NOTES February 21, 2011

Time and Place: 2:00 – 4:00 pm at the Agricultural Hall.

Business Community members attending: Millie Leathers from Avon, Tupperware and Watkins, Nan Johnston from Mayne Cuts, and Rose White, former landlord

Local Trust Committee member attending: Jeanine Dodds

Task Force members attending: Christie Meers, Vicki Turay, David Lindquist and Carol Peets

Discussion:

- Renting a home
 - Landlords promise you can rent their property, and then they renege.
 - People on both sides of a rental don't like leases because they are too hard to get out of
 - Sometimes the property is not legal rental property so people don't want a legal contract associated with it.
 - Renters can demolish a house and you can't get rid of them. One landlord paid a lawyer \$3000 for assistance in evicting renters, and then had to make \$70,000 in renovations to fix the house. Examples like this make owners hesitant to rent.
 - About 6 years ago long term rents were impacted when advertising on the internet made Short Term Vacation Rentals (STVRs) more popular. Although they have never been legal, STVRs allow landlords to make significantly more money during the vacation season than by renting the property throughout the year.

- Existing Rental Network on Mayne
 - Renters often know each other and make sure everyone knows when a rental is available.
 - Potential renters will work together to ensure that the person or family who needs the rental the most, gets it.
 - Within the Mayne community, it is common knowledge to not rent using an advertisement. Ads draw the wrong type of renters and there are too many people on Mayne who will ruin a home.

- Bylaws and Permits
 - Mayne Island and the Local Trust Committee (LTC) are responsible for land use bylaws and zoning within the community. The Capital Regional District (CRD) controls building permits.

- Land use bylaws from the CRD came into existence in the early 1980's, making a major change in how land on Mayne was used.
 - In the 1990's, there was a concern that density on the island was getting too high, so all the rules concerning density were put in. Did we go from one extreme (no restrictions) to the other (too many restrictions)? Having lived with the restrictions for some time now, do we need to meet in the middle?
 - Now CRD building permits limit the fixing up of, for example, old chicken coops into homes.
 - Temporary Use Permits
 - It is now possible to apply for a Temporary Use Permit for accommodation for family members.
 - Permits are for 2 years and are renewable for a maximum of 2 additional years
- Zoning
- Everyone is entitled to apply for rezoning if the current zoning doesn't fit their needs
 - Rezoning applications are complicated and property owners find them a nightmare to work through
 - Current zoning states a 1.5 acre property may have an additional 646 sq. ft. cottage; a 2.5 acre property may have an additional 1001 sq. ft. home
 - Current zoning for the 'Old Bennett' property in the village is 30 tourist accommodation units, 10 senior-friendly residential units across from the library, 2 homes and 1 retail space.
 - Current zoning re subdivision into lots:
 - Properties under 10 acres need to apply for rezoning before subdividing
 - The farm across from the school and the Judd's property on Campbell Bay Road are the only two places left with lots available without rezoning.
- Housing Agreements
- Housing Agreements are like a contract attached to a piece of land and could potentially lay out terms and conditions for the property. The agreement acts as a control.
 - Housing Agreements could include requirements on the ages of the people, length of time, purpose, numbers of people, recycling standards, etc. For example the Agreement could say "no more than x people may live here because of water usage".
 - Agreements need to have a purpose and may not be solely for private profit.
 - A current example of a Housing Agreement is the church property, which is set aside for seniors housing. This housing did not proceed because money for development was not available. This leads to the question – where do you find funds for community housing?

- Jeanine has agreed to ask the planners more details about Housing Agreements and notes that a planner could attend a Task Force meeting.
- Water Issues
 - There is a concern about the environmental impact of too many houses and residents in a water district.
 - Approximately 50% of the population of Mayne live within either the Village Bay Water District or the two Bennett Bay Water Districts. Once the Task Force recommendations are made, the water districts may wish to have a say
 - Now that there are good water conservation systems available, the impact of increased density on water district is less than in the past.
- Concerns
 - Density - higher density means more water usage
 - The current economy, increased ferry fares and the cost of advertising are all contributing factors to people not moving to Mayne
 - People on Mayne are unique – do they want to live in close proximity to their neighbours? Do they want higher density?
 - Can some of the larger properties be subdivided for new homes? It is not happening now because the cost of land, the cost of subdividing and the cost of building are all too high.
 - The high cost of building rental units (materials, labour, permits etc) means that high rents must be charged to recover costs
 - On Mayne there are only single family homes. There is no alternative selection such as apartments, townhouses, or duplexes. However, Mayne is the only island within the CRD where you can live in a trailer/mobile home if you own the lot and have sewer and water. This does provide one level of affordability
 - Only approximately 50% of the houses on Mayne have people living in them year round. This means a significant number of vacant homes.
 - Zoning restrictions mean that residents who want someone living close, who will look after them and their property as they age, cannot provide the caregivers with housing. Zoning restrictions also mean that residents who want to provide adequate housing for senior members of their families are unable to do so without breaking the law.

Suggestions:

- People's interests are security of housing, flexibility in housing types, and ongoing adaptability of housing. Meet these interests, and things will happen. .
- Reduce barriers and create incentives for housing for seniors and workers
- What about 'experimental zoning' that could be reviewed regularly? The community would learn from each zoning and make it better the next time.
 - Jeanine replied that Temporary Use Permits sort of cover this suggestion.

- Start a Management Company on island, similar to one that operates in Victoria. Employ a part-time property manager and remove barriers for potential landlords, encouraging more rental units to come on the market.
 - o It might work as follows: Potential renters and landlords would join a Society, paying fees to join. Insurance would be available so that landlords would not have a large bill in the event of damage to the property.
- Write a Mayneliner article – ask the community what it would take to have you create rental housing on your property? What would stop you from creating rental housing?
- The City of Victoria has a rental suite incentive program providing a \$5000 lump sum incentive plus other incentives to homeowners who create additional density on their property.
- Investigate the CRD's Housing Fund for community housing. Salt Spring Island may have accessed this fund. Would there be some money available for use on Mayne?
- Is it possible for the regulations about housing to be more publicly known? In this way one wouldn't mistakenly break the law. People need to find out what can be done and what can't be done around housing and zoning. There is a need to know.
- Basement suites are not legal under current zoning. Basements are not common on Mayne, so there are few opportunities for basement suites. However, should one of the task force recommendations be to allow legal basement suites?
- It is important to get people who own homes which are used only as vacation homes involved.
- It is important to get permanent residents who have more than one home, or extra land, on the island involved.

HOUSING OPTIONS TASK FORCE
BUSINESS COMMUNITY MEETING
(Monday, February 21, 2011)

OBJECTIVE OF THE TASK FORCE

To identify land use requirements and issues related to present and future needs for housing diversity on Mayne Island.

QUESTIONS FOR DISCUSSION

1. What housing challenges do your employees have?

2. In the past, what solutions have been found to meet these housing needs?

3. What are some zoning or policy suggestions for better housing options?

4. For the future, what ideas might be useful?

5. Other thoughts about housing options?