



***Islands Trust
Community Housing Forum
Agenda***

June 13, 2016

*Oceanfront Suites at Cowichan Bay
1681 Cowichan Bay Rd, Cowichan Bay, BC*

1. Welcome and Introductions (9:30)
2. “Petcha Kuchas”: Affordable Housing on the Islands (10:00)
 1. Plum Tree Court: Seniors Housing on Pender (Wendy MacDonald)
 2. ISLA – Islanders Secure Land Association on Hornby Island (Michael McNamara)
 3. Alternative Building: Mud Girls Natural Building Collective (Molly Murphy)
 4. Triple Rock Land Cooperative on Denman Island (Laura Busheikin)
 5. Murakami Gardens: Affordable housing on Salt Spring Island (Justine Starke)
 6. Micro-living in the Capital Region (Marianne Alto)
 7. Affordable Housing on Bowen Island (Tim Wake)

~10 Minute Break~

3. Group Discussion: Creating Affordable Housing on the Islands: Barriers, Opportunities, Strengths and Weaknesses? (11:30)

~ Lunch 12:00 – 1:00 ~

4. Provincial/Federal Housing Programs: CMHC and BC Housing (1:00-1:30)
5. Break Out Groups: Themed Discussion #1 (1:30 – 2:15) (See Page 2).
6. Break Out Groups: Themed Discussion #2 (2:15 – 3:00) (See Page 2).
7. Report Back– Discussion Highlights (3:00 - 3:30)
8. Networking and Goodbyes (3:30 -4:30)

Islands Trust Community Housing Forum Themed Discussion Topics:

- A) **Seniors Housing** – How can island communities adapt to accommodate aging populations? (Hosted by James van Hemert, van Hemert and Company).
What can Islands Trust Council do? (Notes by Clare Frater, David Marlor).
- B) **Ensuring affordability:** Housing agreements as tools to control rental rates and resale value. Balancing accessibility and accountability in the Trust Area. (Hosted by Robert Kojima, Regional Planning Manager, Islands Trust).
What can Islands Trust Council do? (Notes by Seth Wright, Sonja Zupanec).
- C) **Housing Needs Assessments:** Housing for who? Understanding the housing continuum and community need (Hosted by Janis Gauthier, JG Consulting).
What can Islands Trust Council do? (Notes by Sonja Zupanec, Seth Wright).
- D) **Tenure arrangements** – Shared Ownership, Corporate Co-Ops, Land Trusts, Not-for-Profit Societies, Bare Land Strata Subdivisions, Co-Housing. (Hosted by Matt Thompson, Sunshine Coast Affordable Housing Society).
What can Islands Trust Council do? (Notes by David Marlor, Stefan Cermak)
- E) **Bricks and Mortar** - \$200/ ft² to build?! Cost saving strategies while staying compliant with the BC Building Code? Is it possible? (Hosted by Dick Stubbs, Building and Water Consultant (and former Senior Building Inspector for Salt Spring Island).
What can Islands Trust Council do? (Notes by Rob Milne, Justine Starke)
- F) **DIY Housing:** Unpermitted housing is an island reality, are alternative standards needed or desirable for the islands? How can we ensure the health and safety of DIY housing (Hosted by Tony Law, Hornby Island Trustee).
What can Islands Trust Council do? (Notes by Stefan Cermak, Rob Milne)
- G) **Redefining Density:** Is affordable housing possible in the context of rural island culture and limited capacities for growth? Islands Trust bylaws count kitchens, but other jurisdictions use Floor-Area-Ratios to measure density. Do islands need to reimagine density in order to better meet community needs within the context of the Preserve and Protect Mandate? (Hosted by Miles Drew, Islands Trust Bylaw Enforcement Manager).
What can Islands Trust Council do? (Notes by Justine Starke, Clare Frater)

Presenter's Bios:

Wendy MacDonald is the Manager of Plum Tree Court on the Pender Islands. Now officially



retired, she owned Talisman Books & Gallery for 5 years after a 30 year career as a health administration executive in the Arctic. In her presentation, Wendy will share the challenges facing Plum Tree Court and her perception of the housing needs of the Penders. She believes that solutions come through awareness, sharing and the strength of group action. Wendy's own "slice of heaven" is a 1/3 acre lot, an 840 sq.ft. home and a large edible garden.

Michael McNamara is a designer/ builder and community activist living on Hornby Island since



1971. Co-founder of Blue Sky Design, he is a past president of Hornby Island Residents and Ratepayers Association, and board member of both the HI Elder Housing Association and Islanders Secure Land Association. In addition to maintaining an active residential design practice, Michael was instrumental in the creation of the Hornby's Elder Housing Village, and for the last decade has been actively engaged in the creation of affordable community housing for Hornby Island.

Molly Murphy is a founding member of The Mudgirls Natural Building Collective. She has been



involved in the alternative housing movement in BC since 2005, facilitating workshops to 100's of people who are eager to learn the skills to provide themselves with shelter. She built her own natural small home in 2009 and has had much experience building with the community and listening to the housing needs and frustrations of the younger generation. Molly is the mother of three young children, while attempting to live a sustainable lifestyle on Salt Spring Island.

Laura Busheikin is a community organizer and communications professional as well as an



Islands Trust Local Trustee and Trust Council Vice-Chair. She is a co-founder of the Triple Rock Land Cooperative, an affordable 15-unit co-operative co-housing project on Denman Island. She brings a broad knowledge of the challenges and opportunities encountered by island housing initiatives, and of the joys and trials of co-operative living.

Laura is a former yoga teacher who still practices daily and enjoys studying yoga philosophy.

Justine Starke has been a planner with Islands Trust since 2007. As a resident of Salt Spring



Island, Justine brought first-hand experience in understanding the needs of the community as she coordinated a number of affordable housing projects, including the Murakami Gardens housing agreement. Her work in advancing affordable housing policies on Salt Spring Island was recognized by her peers with a Legacy Award. Justine has also received two Excellence in Leadership Awards for her commitment to sustainable planning in island communities. In her current role, Justine is a senior

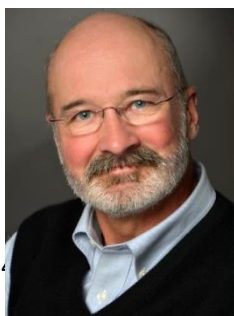
planner advising Trust Council through its Local Planning Committee and is also the Island Planner for North Pender Island.

Marianne Alto is a facilitator by trade, active in community for 25+ years. With university



degrees in law and science, she is principal in Azimuth Research & Consulting, a firm specializing in organizational change, strategic planning and project management. First elected to Victoria City Council in 2010 and the Capital Regional District in 2011, she currently facilitates portfolios dealing with First Nations reconciliation and shared governance, alternative and affordable housing, transit, harm reduction, social enterprise, and poverty reduction, among others.

Tim Wake is an Affordable Housing Consultant and former Municipal Councillor (Whistler 2005-



2008). His main focus is creating affordable homeownership workforce housing. He participated in the creation of over 1,000 rental and ownership units in Whistler.

Debra Yip has been with CMHC for over 30 years, involved in everything from Granville Island to mortgage loan insurance and finance to affordable housing. Her current role involves engaging stakeholders to promote affordable housing solutions across Vancouver Island.



Joe Carreira is the Director of Regional Development for BC Housing. Joe and his team are responsible for creating new affordable housing units on Vancouver Island through partnerships with Non-Profit Housing Societies, other levels of government and the private sector. He and his team currently have approximately 500 units of housing under construction with another 800 at various stages of development, a development value of over \$160,000,000. He has over 25 years of real estate experience in both public and private sectors and a proven track record of adding value in many areas of project development and is also capable of maintaining stakeholder relationships. He holds a professional real estate appraisal designation and a diploma in Architecture.

