

North Pender Island Housing Access and Affordability Project



Islands Trust

Islands Trust acknowledges that the islands and waters that encompass the Salish Sea have been home to Indigenous Peoples since time immemorial.

North Pender Island Housing Access and Affordability Project

Housing availability and affordability have been ongoing challenges on North Pender Island for more than a decade. The North Pender Island Local Trust Committee (LTC) has taken steps such as permitting secondary suites and regulating short-term vacation rentals. While these efforts have resulted in some increased land use policy and regulatory support for a mix of housing options, housing issues are a growing concern on the island, as they are in many other communities.

To respond to these challenges, the LTC launched the [Housing Access and Affordability Project](#) in summer 2024.

This project is focused on:

- Reviewing existing housing options
- Considering housing-related bylaw amendments
- Developing a community-driven Housing Action Plan

Work so far has included community consultation and input from a special Advisory Planning Commission (APC) on Housing.



Housing Action Plan Goals, Objectives and Actions

The Housing Action Plan is informed by the work of the Special Advisory Planning Commission on Housing, which has done an extensive review of available information resulting in two recommendation reports, and through community consultation as part of the Housing project, including three Community Information Meetings, several meetings with local community groups, and the completion of a [Pender Islands Housing Needs Survey](#) that received 478 responses.

In the Housing Action Plan, there are 22 Actions associated with the five goals and objectives to guide plan implementation.

Find the Housing Action Plan here:

<https://qrco.de/HousingActionPlan>

Five goals of the Housing Action Plan

- 1. Updating and using available data**
Inform where additional density and intensity of land use will likely have the least negative impact on the land base and where development opportunity may exist. Understanding existing conditions and potential impacts will help determine where rezoning for more intense use may be supportable.
- 2. Diversifying housing options through zoning**
Provide a broader diversity of housing options on North Pender Island through amendments to land use zoning and associated OCP policies
- 3. Increasing opportunities for non-profit housing**
Increase opportunities for land to be made available for affordable housing by a not-for-profit organization, and to generate greater community interest and capacity to support this development
- 4. Increasing community education and outreach**
Increase community education and outreach in respect of housing initiatives, improve the information available to the public, and make it more accessible to a broader audience
- 5. Incorporating First Nations interests in land use decision making**
Foster collaborative working relationships with local First Nations who have an interest in housing initiatives on North Pender Island and to address housing needs of First Nations on the island



Community Information Meeting

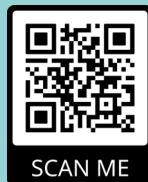
Your voice matters for North Pender Island's future housing

Join this Community Information Meeting to learn about the North Pender Housing Access and Affordability Project, ask questions of trustees and staff, and share your ideas to help shape housing solutions that work for the North Pender community.

Date: October 25, 2025

Time: 12:30 PM - 4:30 PM

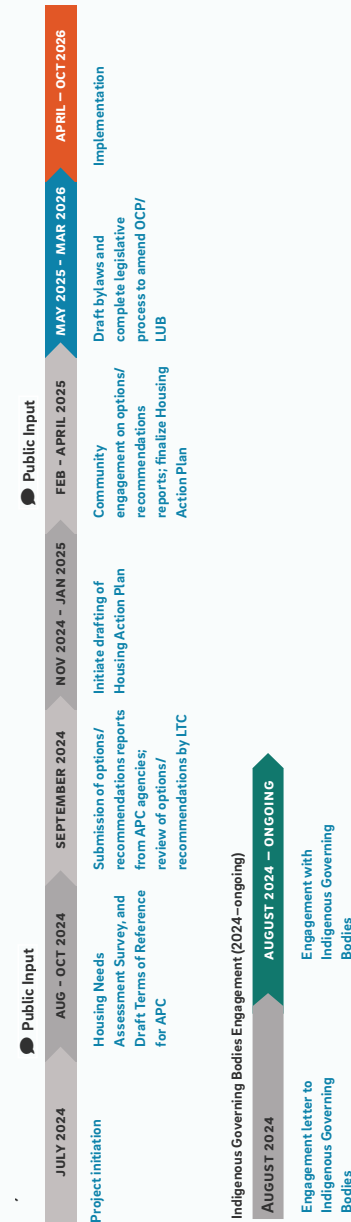
Venue: St. Peter's Anglican Church Hall
4703 Canal Rd, North Pender Island



SCAN ME

Learn more about the project by scanning the QR code, or visit: www.islandstrust.bc.ca/island-planning/north-pender/projects/north-pender-housing-access-and-affordability-project

North Pender Island Housing Access and Affordability Project Timeline



Get Involved

Attend the next housing-related Community Information Meeting on October 25, 2025

www.islandstrust.bc.ca/island-planning/north-pender/projects/north-pender-housing-access-and-affordability-project

Volunteer with the Pender Islands Housing Society

www.penderhousing.ca

Provide input on proposed bylaw amendments to the North Pender Island Local Trust Committee (LTC)

David Maude, LTC Chair - dmaude@islandstrust.bc.ca

Deb Morrison, local trustee - dmorrison@islandstrust.bc.ca

Aaron Campbell, local trustee - acampbell@islandstrust.bc.ca

Attend LTC meetings

www.islandstrust.bc.ca/whats-happening/meetings-and-events

Connect with Islands Trust staff

Brad Smith, Island Planner - bsmith@islandstrust.bc.ca, (250) 405 5194

Subscribe for project updates to stay informed

www.islandstrust.bc.ca/subscribe



SCAN ME

Learn more about the project by scanning the QR code, or visit: www.islandstrust.bc.ca/island-planning/north-pender/projects/north-pender-housing-access-and-affordability-project

