

## Tool 8 – Appendix 3 - Community Housing Table

### AFFORDABLE / COMMUNITY / SUPPORTIVE / MULTI-FAMILY HOUSING PROJECTS IN THE ISLANDS TRUST AREA<sup>1</sup>

PROJECT NAME	LOCATION	TYPE	# OF UNITS	BUILT / UNBUILT	OPERATOR	BACKGROUND	HOUSING AGREEMENT
<b>HORNBY ISLAND</b>							
Beulah Creek Village	Near Central Road	2/3 or more ownership units; up to 1/3 may be rental	Targeting 26 units	Unbuilt	Hornby Island Housing Society (HIHS)	The Beulah Creek project was enabled through an amenity zoning provision in 2009; the actual zoning regulations for the Islanders Secure Land Association (now HIHS) land were incorporated into the new Hornby Island Land Use Bylaw adopted in February 2016. Project has received pre-development funding from BC Housing to engage architects and civil engineers.	No
Elder Village	Central Road, near Co-Op corner	Non-profit senior's rental	11	Built	Hornby Island Housing Society (HIHS)	The zoning for the Elder Village was established by Bylaw 70 adopted in 1992. The zoning requires seniors housing and allows five units per hectare and a maximum of 20 units per parcel.	No

<sup>1</sup> Please note that this is a living document and existing knowledge gaps will be filled as more information becomes available.



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<b>DENMAN ISLAND</b>							
Denman Green	1151 Northwest Road	Non-profit rental	20	Unbuilt	Denman Housing Association	Bylaws 241 (OCP), 242 (LUB) and 243 (Housing Agreement) adopted in early 2023. Applicant is in process of applying for BC Housing funding to construct 20 units, 5 reserved for seniors affordable rental in partnership with DCLTAs failed Pepper Lane Project.	Yes (pending title registration March 2023)
Pepper Lane Seniors Affordable Housing Project	Pepper Land	Non-Profit Seniors Rental	8	Unbuilt	Denman Community Land Trust Association	This project has been cancelled. Land owner did not wish to proceed after zoning was approved.	Yes, (not in effect–has not been registered on title)
The Ridge	?	?	1	?	Denman Community Land Trust Association	?	?
Triple Rock (CoHo Landing)	5210 Denman Road	Co-operative land ownership	15	Built	Triple Rock Land Cooperative	The Triple Rock Land Cooperative is on a large lot (approx 90 acres). There is a covenant and a housing agreement registered on the land.  Co-op is contemplating a rezoning to expand to 20 units.	<a href="#">Yes</a>  Bylaw No. 183
<b>GABRIOLA ISLAND</b>							
Gabriola Garden Homes	500 Argyle Lane	Market-rate housing (strata ownership)	24	Built	Gabriola Garden Homes Strata Council	This development was initiated by the non-profit Gabriola Garden Homes Society but was subsequently strata-titled with all units sold to individual purchasers. The units are geared to seniors, age 60 and above.	No
Gabriola Retirement Village	745 Church St	Market-rate housing (ownership and rental units)	16	Built	Meadow Wood Village Developments	This development, consisting of small, single detached homes, was constructed in 1989 and later strata-titled. While some units were sold to individual purchasers, the developer retained ownership of some units, which	No



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						continue to be occupied as rental housing.	
Paisley Place	Paisley Place, near village core	Non-profit rental	24	Unbuilt	Gabriola Housing Society	Development proposed to consist of 24 units for low-to-moderate income earners in eight triplex buildings. OCP, LUB and housing agreement bylaws were adopted in 2022.	Yes
<b>SALT SPRING ISLAND</b>							
Bittancourt Manor	Bittancourt Rd	Non-profit rooming house	4	Built	Victoria Human Exchange	Recently upgraded basement and have had "tiny homes" on property.	No
Bracket Springs	Rainbow Rd	Small detached dwelling units	10	Unbuilt	SSI Land Bank Society	Rezoned in 2010 to allow affordable rental housing. Housing Agreement is in place. Some units were relocated onto the site but never occupied. Housing Agreement administered by Capital Regional District. The Housing Agreement also requires an annual statutory declaration from the owner(s) to the LTC swearing that the Housing Agreement is being followed. Eventual new owners/operators will likely need to renegotiate the Housing Agreement.	<a href="#">Yes</a>
Braehaven	Blain Rd	Non-profit seniors' rental with assistance	30	Built	Greenwoods Elder Care Society	OCP policies support clustering of health care facilities and seniors' housing in this area. Higher density residential zone here also permits hospitals and health care facilities. SSILTC varied height restrictions to permit construction.	<a href="#">?</a>
Brinkworthy Place	Brinkworthy Road	Market-rate seniors-oriented manufactured	138	Built	5 Star Communities Ltd.	Market affordable housing project that has been in place for several decades, providing an affordable housing alternative for seniors. A specific provision in the <i>Local Government Act</i> permits local governments to regulate the construction and	No



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		home park				<p>layout of manufactured home parks and to require facilities.</p> <p>The Islands Trust Act – s. 29(1)(a) – gives this authority.</p>	
The Cedars	Fulford Ganges Road	Non-profit rental	7 units plus 3 bedrooms	Built	Salt Spring Island Abbeyfield Housing Society and Islanders Working Against Violence (IWAV)	Affordable housing for seniors and transitional housing for women. The governments of Canada and B.C. provided a combined investment of \$280,000 through the Federal-Provincial Housing initiative, under the Canada-B.C. Investment in Affordable Housing 2011-2014 Agreement. In addition, the Government of B.C. arranged financing of \$382,830 and Salt Spring Island Abbeyfield Housing Society and Island Women Against Violence Society provided cash equity of \$309,500 which includes private donations. The Capital Regional District provided \$165,000 through their Housing Trust Fund. Salt Spring Lion's Club provided a forgivable loan of \$150,000 and Salt Spring Island Foundation provided a \$40,000 grant, in addition to \$18,100 provided through in-kind contributions.	No
Croftonbrook (Phase 1)	Corbett Rd	Non-profit seniors' rental	20	Built	Islanders Working Against Violence	Housing has been in place for 25 years. 4.85 acre, 20-unit seniors housing project under operating agreement with BC Housing. Zoning permits 37 units/ha. Agreement with BC Housing provides operating subsidy to allow rents at 30% of income, but the agreement is nearing the end of its term and subsidy will end.	Yes
Croftonbrook (Phase 2)	Corbett Rd	Non-profit rental	34	Built	Islanders Working Against Violence (IWAV)	Rezoning to enable Croftonbrook Phases 2 and 3 was completed in 2018. Housing agreement reflects new BC Housing funding formulas that require some market or near-market units in order to offset the heavily subsidized units.	<a href="#">Yes</a>
Croftonbrook (Phase 3)	Corbett Rd	Non-profit rental	20	Built	Islanders Working Against Violence	Rezoning to enable Croftonbrook Phases 2 and 3 was completed in 2018. Housing agreement reflects new BC Housing funding formulas that require some market or near-market units in order to offset the heavily subsidized	Yes



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					(IWAV)	units.	
Dean Road House	Dean Rd	Non-profit rooming house	11	Built	SSI Land Bank Society	OCP policies amended in 1998 to recognize rooming (boarding) houses in residential zones. Zoning regulations amended in 2001 to clarify that rooming houses were permitted in residential areas.	No
Dragonfly Commons	221 Drake Road	Below-market ownership	30	Unbuilt	Dragonfly Commons Housing Society	2017 rezoning application stalled owing to the North Salt Spring Waterworks District moratorium on new connections. Developers are seeking alternative water system arrangements, such as a groundwater system managed by NSSWD or CRD. Zoning bylaws received second reading in 2021 with direction for applicants to provide water management plan and housing agreement.	Yes
Drake Road Affordable Housing	161 Drake Road	Supportive Housing and Emergency Shelter	28	Unbuilt	BC Housing (on CRD-owned land)	BC Housing planning to exercise statutory immunity to develop this housing on land not currently zoned for the purpose. Original rezoning application for 80 units of housing stalled out in 2015 when the North Salt Spring Waterworks District introduced its moratorium on additional system connections.	No
Ganges Lake Properties	104 Horel Road	Market-Rate manufactured home park	25	Built	Ganges Lake Properties Ltd.	Market-rate manufactured home project that has been in place for several decades.	No
Grandma's House	Fulford-Ganges Rd	Non-profit rooming house	4	Built	Victoria Human Exchange/SSI Land Bank Society	Shared home for men who have been or are at risk of homelessness.	No



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Greenwoods	Blain Rd	Non-profit seniors rental with long-term care	50	Built	Greenwoods Elder Care Society	OCP policies support clustering of health care facilities and seniors' housing in this area. Higher density residential zone here also permits hospitals and health care facilities. Greenwoods is looking to expand and working with Braehaven; a water moratorium in the North Salt Spring Waterworks District is limiting new connections to the community water system.	No
Hereford Family Apartment	Hereford Avenue	Non-profit family rental	1	Built	Salt Spring Island Community Services	One three-bedroom family apartment	No
Heritage Place	Crofton Rd	Seniors rental and assisted living	36	Built	Private Owner	45 independent and assisted-living units across five west-coast style buildings with central common area in each. Owner considering next phase to meet zoned maximum.	<a href="#">Yes</a>
In from the Cold Shelter	268 Fulford-Ganges Road	Emergency Shelter	n/a	Built	Salt Spring Island Community Services	General commercial zone that permits churches.	No
Kings Lane Temporary Supportive Housing	154 Kings Lane	Temporary Supportive Housing	?	Built	BC Housing/ Umbrella Society	Atco-trailer style modular housing planned for temporary operation until completion of affordable housing at 161 Drake Road.	No
Lautman House	Lautman Rd	Non-profit rooming house	6	Built	Salt Spring Island Community Services	Seven bedroom rooming-style residence for low income individuals. Shared kitchen and living spaces with private bed and bathrooms.	No
Meadowbrook	121 Atkins Rd	Non-profit seniors' rental with supports	38	Built	Gulf islands Seniors' Residence Association (GISRA)	Seniors' society originally proposed this project for land outside the Village Containment Boundary (VCB) and in the ALR. SSILTC turned down that application, leading to a new application within VCB and consistent with OCP. OCP policies for no net increase in water demand led to water	<a href="#">Yes</a>



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						saving design aspects. The housing agreement is self-administered by the owner. Owners must provide LTC with a record of rental charges for each month of occupancy of a Dwelling Unit, as well as sufficient additional information to demonstrate compliance, provided that the Trust Committee must not make such a request more frequently than once in any year.	
Meadowlane	154 Kings Lane	Non-profit seniors' rental	50	Unbuilt	Gulf islands Seniors Residence Association (GISRA)	Rezoning and development permits for this multi-unit projects were completed in 2020. Monthly unit rents are projected to be between \$3,700 and \$5,500 per month. Construction has not started.	<a href="#">Yes</a>
Murakami Gardens	167 Rainbow Rd	Non-profit rental, self-contained units	27	Built	Salt Spring and Southern Gulf Islands Community Services Society (SSSGICSS)	Rezoned in 2006. Zoning proposal was consistent with OCP policies that supported affordable housing within walking distance of village services, schools and transit route. Site-specific multi-family affordable housing zone created, permitting 27 units. SSILTC relaxed off-road parking requirements. Housing Agreement ensures "eligible persons" occupy units and rent remains "affordable." Self-administered by owner, Salt Spring and Southern Gulf Islands Community Services Society (SSSGICSS). The Housing Agreement also requires an annual statutory declaration from the owner(s) to the LTC swearing that the housing agreement is being followed.	<a href="#">Yes</a>
Norton Road	176 Norton Road	Affordable Ownership	26	Unbuilt	Private Owners	Rezoned to permit a 26 lot housing development for moderate income earners. Allows single-family detached and duplex housing. Affordable Ownership housing with 5 rental units. Housing Agreement registered to ensure moderate affordability objectives. Housing Agreement operated by Capital Region Housing Corporation. Housing Agreement requires resale of units remain affordable and to be occupied by eligible persons.	<a href="#">Yes</a>



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Pioneer Village	Lower Ganges Rd	Non-profit seniors' rental with assistance	22	Built	Salt Spring Island Lions Club	Housing has been in place for several decades. Zoning permits 37 units/ha. Housing Agreement is self-administered. Owners must provide to the Trust Committee a record of rental charges for each month of occupancy of a Dwelling Unit, as well as sufficient additional information to demonstrate compliance with Agreement, provided that the Trust Committee must not make such a request more frequently than once in any year.	Yes
Salt Spring Commons	176 Bishops Walk Road	Non-Profit Rental	24	Built	Salt Spring Island Community Services	SSILTC secured 2.5 ha of land for affordable housing through amenity zoning and transfer of development potential. Plans still in development by Salt Spring and Southern Gulf Islands Community Services Society (SSSGICSS). Zoned for the use since 1996 but construction only began in 2020. Residents started moving in in 2022.  It is comprised of two and three bedroom units across five(?) buildings.	Yes
Salt Spring Island Transition House	Location not shown	Non-profit shelter for women	Unknown	Built	Islanders Working Against Violence (IWAV)	Located in a zone that permits general residential use.	No
Seabreeze Inn	Bittancourt Road	Workforce Rental Housing	29 rooms to be renovated to 17 hospital workforce housing units.	Built	BC Housing/ Lady Minto Hospital Foundation	Longstanding motel converted to emergency housing for homeless residents during Covid-19 crisis.  Recently purchased by Lady Minto Hospital Foundation with the intent of renovating the building to serve as hospital employee housing. Current residents are expected to move into BC Housing-run units at Drake Road when completed, and in the meantime move to temporary modular housing at Kings Lane.	No



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<b>NORTH PENDER ISLAND</b>							
Plum Tree Court	North Pender Is.	Rental	6		Pender Islands Seniors Housing Society (PISHS)	Six subsidized seniors housing units; has been in operation for over two decades; zoning allows 12 units be built. Plum Tree Court has a 35 year Operating Agreement with BC Housing that will expire in 2023. BC Housing provides funding for the mortgage, capital work and subsidizes the operating budget under a federal/provincial agreement that is being phased out. The Operating Agreement will not be renewed.	No
<b>SATURNA ISLAND</b>							
Carefree Court	Saturna Island	Seniors affordable rental	8	4	Saturna Senior Citizens Building Society	The land was owned until recently by BC Housing, but they transferred title sometime in the last couple of years to the society. BC Housing still has a relationship with the society and how the units are managed – Operating Agreement?  The property is zoned for four additional units, although it is located in the ALR.	No
<b>GALIANO ISLAND</b>							
Community Forest	Galiano Island	Affordable Rental	Unbuilt (up to) 12		Gulf Islands Galisle Affordable Housing Society (GIGARHS)	Plan is to construct 12 units across two buildings. Rezoning was completed in 2022. Province has issued a water license. Subdivision approval still pending for 2 ha portion in Community Forest earmarked for development. Applicant is currently seeking funding for construction.	<a href="#">Yes</a>



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Galiano Island Housing Society	Page Drive	Seniors' rental housing	16		Galiano Island Housing Society	Owned by CMHC and the Galiano Island Housing Society, provides units for seniors.	No
Galiano Green	Galiano Island	Affordable Rental Housing	20	Unbuilt	Galiano Affordable Living Initiative (GALI)	Plan is to construct 20 units across four buildings. Rezoning was completed in 2022. Province has issued a water license. Applicant is currently seeking funding for construction.	<a href="#">Yes</a>
<b>BOWEN ISLAND</b>							
Arbutus Ridge	King Edward Bay	Special Needs Rental Housing	14	Unbuilt	Private Owner	Product of rezoning to expand permitted residential use.	<a href="#">Yes</a>
Area 1, Lot 2	Bowen Island	Market-rate rental with affordable rental	23 market-rate; 4 affordable	Built	Bowen Island Municipality	Product of a rezoning application for purpose-built rental of municipal land.	<a href="#">Yes</a>
Belterra CoHousing	Bowen Island	Co- Housing; mixed-income ownership	30 units total; 4 units affordable home ownership	Built	Belterra CoHousing	This project involved rezoning to higher density; approach was consistent with the Bowen Island Municipality's Affordable Housing Policy. Zoning allows for 30 housing units (up from 1 unit), which includes 4 units that are available for affordable home ownership.	<a href="#">Yes</a>
Bowen Court Seniors Housing Co-Op	Miller Road	Co-operative Ownership	18	Built	Bowen Court Seniors' Housing Co-operative	Built and occupied over 20 years ago.	No



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Bowen Investments Ltd.	Trunk Road	Rental	12 units; 2 units affordable housing	Built	Private owner	Rezoning allows a maximum of 12 dwelling units. A Housing Agreement registered on title requires that 2 units be affordable housing. Rent must be 10% below market rent, and only to a 'qualified tenant.' Agreement requires that Bowen Investments undertake the management of the units, and provide to Bowen Housing Island Municipality (BIM) a copy of the executed Tenancy Agreement. BIM may assume the management of the unit, should Bowen Investment go bankrupt.	<a href="#">Yes</a>
Distillery	441 Bowen Island Trunk Road	Below-market rent	2	Unbuilt	Private owner	Product of amenity zoning to expand restaurant/distillery. Requires both units be rented at a rate 10% below market.	<a href="#">Yes</a>
Grafton Lake Development	Bowen Island	Below-market Ownership and Rental	35	Unbuilt	Private owner	Product of amenity rezoning to all increased residential development. 10 units proposed for below-market ownership, 25 for affordable rental.	Draft
Ruddy Potato	511 Sunset Road	Below-market rent	1	Built	Private owner	Product of an amenity zoning to expand commercial kitchen. Requires unit to be rented at a rate 10% below market.	<a href="#">Yes</a>
Snug Cove Community Rental Housing	Miller Road	Non-Profit Market-Rate Rental ?	25	Unbuilt	Bowen Island Resilient Community Housing (BIRCH)	Rezoning of municipal land. Low-cost lease from municipality to housing society.	Draft
Snug Cove House	Miller Road	Seniors' Supportive Rental Housing	24	Unbuilt	Snug Cove House Society	Rezoned to permit this residential use	No



PROJECT NAME	LOCATION	TYPE	# OF UNITS	BUILT / UNBUILT	OPERATOR	BACKGROUND	HOUSING AGREEMENT
Union Steamship Marina	431 Bowen Island Trunk Road	Staff Housing (Rental)	16	4	Union Steamship Marina/ Doc's Pub	Product of rezoning application to allow staff housing for marina/restaurant operator. Planned to be floating homes in marina. Existing units are in two floating duplexes. FLNRORD has moratorium on approvals for additional float homes.	<a href="#">Yes</a>
<b>LASQUETI ISLAND</b>							
Elder Duplex and Greene Cottage	China Cloud Bay Road	Low-Income Seniors Rental?	Targeting 6 units		Judith Fischer Centre Society	Three units completed, on land zoned for a total of six. Construction entirely funded through local donations organized by the Last Resort Society.	No
<b>MAYNE ISLAND</b>							
Naylor Road commercial vacation and workers housing	412 Naylor Road	Commercial vacation rental and worker housing	Up to 30 vacation units and 10 residential units		Private Owners	LTC is unaware of the owner's current intentions. Property has shared ownership.	No
Salish Grove	375 Village Bay Road	Rental with mixed rates of affordability	Unbuilt (up to) 10 units mixed types and rates		Mayne Island Housing Society	Undergoing subdivision as of April 2023	Yes
Seniors Housing	360 Georgina Point Road	Seniors' housing	Unbuilt (up to) 8 duplexes , 2 dwellings per unit		Anglican Church	This is a site-specific zone.	Yes