

DAWSON CREEK HOUSING CONSULTATION – 20 MARCH 2006

HOUSING ISSUES

- Lower priced housing in state of disrepair - poor quality of housing stock
- Restrictions on trade apprenticeships
- Shortage of skills/ young people entering labour force
- Shortage of land available for development - land supply
- Builders/ developers not developing the land - what are the constraints and incentives
- Affordable housing and assessed value

DISCUSSION GROUP 1

PRIORITIES

- not a land issue – 3-4,000 units
- housing issues
- more innovation is needed
- improved cost efficiency and effectiveness
- trades related
- costs 200 - 250 sf
- lack of builders
- not enough RV parks - temporary housing availability
- low cost rental housing - mix of housing options
- fear that economic boom will not last forever
- affordable housing for 50:50 couples, individuals and lone parents
- affordable housing can be addresses with available land
- densities - more sustainable
- need for housing for seniors
- newer more efficient housing
- lack of choice in housing market
- older stock/ no mix of houses

LACK OF TRADES/ SKILLED LABOUR

- journeyman can only have 1 or 2 apprentices at a time
- electrical trade as example permitting as many apprentices on a project
- caution: safety issue
- beyond capacity of community?

AFFORDABILITY

- entry level home ownership is a market driven issue
- non market housing needs alternative solutions
- co-operatives
- conduct market research studies to show the need/ demand for a number and mix of products



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Opportunities in
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May 2006

Appendix B,
Page 1

- tremendous opportunity for redevelopment in the core
- try to access federal \$ for revitalizing the core
- innovative building techniques
- there are good builders in town
- City can facilitate development
- pre-zoning multiple housing and increase density downtown based on a community plan
- City needs to play a role in rezoning inner city areas - to facilitate redevelopment of older stock
- don't build new sub divisions on ALR land and lands that need to be serviced
- is there a role for the City in terms of land assembly?
- make land available for duplexes/townhouses on pre serviced lots
- incentives - developers get a bonus density
- market is driving increased density - smaller lots and a mix of products
- look at what is happening in other communities

LOWER INCOME HOUSING

- cant be met through a market driven environment
- consider a housing corporation
- provided by private sector and managed by the City
- look into Condo development
- would do well in DC
- owner-occupants not living in a duplex and renting unit
- consider second suites
- why aren't developers building apartments?



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NO SOLUTIONS WITHOUT EDUCATION

- secondary suites
- need the labour
- economy is strong

DISCUSSION GROUP 2

PRIORITY ISSUES

Increase housing choice options

- rental and ownership
- developer incentives
- sub division bylaw (modular housing)
- seniors housing
- appropriate
- loss of seniors stock
- missed opportunity gap - \$100,000 to \$250,000
- seniors – care levels

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Construction Crisis

- lack of trades
- regional movement
- trades people
- financing
- City has been very flexible with by-laws, reasonable rate advertising, grants

Affordability

- shelter allowance increase
- rental and owner
- modular homes on permanent foundation
- mixed incomes in neighbourhood
- increasing density
- housing over shops
- housing options
- few city lots for developers
- more appropriate seniors housing
- sizes for housing/ efficient use of space
- innovative heating/ energy costs
- housing next to appropriate amenities
- tax exemptions

Increase housing options

- construction costs
- density bonuses
- modular homes on sub division
- strata parks / option

DISCUSSION GROUP 3

QUALITY, AFFORDABLE HOUSING

- for purchase
- for rent
- high income earners are pushing rental prices up for lower quality housing pushing out lower income local folks
- cant find employees b/c no housing
- low wage earners cant afford to live here
- 54-59 yrs old - don't qualify for senior assistance

SOLUTIONS

- non-profit group to work with CHMC and BC Housing
- workshops with CHMC
- incentive for downtown commercial to include rental housing - zoning changes
- equity co-op



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May 2006

Appendix B,
Page 3

- land
- strata title partnerships between developer and land holder (non-profit, municipal)
- Habitat for Humanity
- increase diversity - townhouses for families
- Public-Private Partnerships (P3)
- integrated communities for seniors and townhouses
- partnering with industry to build apartments for rental that could be sold later
- BP, Encana?
- partner with municipality, credit union
- by-law enforcement to improve quality of housing
- free up affordable older homes by providing for seniors”
- strata housing with common areas
- 18 units
- indexed to income housing
- municipal govt to make development permits subject to a # of unites indexed/ affordable
- secondary suites
- make houses affordable for young families
- provide affordable rental accommodations



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LACK OF BUILDERS

- land is available
- subdivision for mobile homes/ modular homes
- rezoning
- piece is available on dangerous goods route, reluctant to develop
- potential builders except need financing
- need to be registered in New Home Warranty Program - barrier?
- trades people become investors in the units they build
- building fair
- builders, bankers, mortgage brokers, modular, mobile
- educate public as to options
- land owners
- expropriation of developable land that is not being utilized - paid fair market value

TEMPORARY SHELTER

- 2-3 day shift change
- emergency at risk of homelessness