

- Other options: ILBC (BC Housing), municipal non-profit society; SAFER program; life lease
- Phased development could work- rental (congregate); success in seniors housing if services, conveniences, amenities needs are met
- Seniors housing would free up existing housing for other use

OTHER ISSUES

- lack of housing for
- short stays (accommodation and food services)
- sports/ tourism
- visitors go to Fort St. John
- seasonal workers
- Taylor wants to encourage housing for both short term and permanent housing
- Short term
- Overnight
- Seasonal upgrades, turn-arounds
- Rental transitional to permanent

LABOUR SCARCITY

- lack of surveyors, design professionals, contractors, sub-trades
- 'better building solutions'
- manufacturer, energy efficiency, ready to move, kit of parts
- no issues re: mortgage insurance
- no spec building- more "risk" than building to custom
- demand for modular homes
- smaller lots. Smaller homes on fee simple
- grow homes



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OTHER ISSUES

- preferences for smaller lots
- potential Duke partnerships, especially short-term accommodations (e.g. potential guaranteed room bookings)

WRAP-UP

- 'the green building thing' is important – energy efficient, healthy, sustainable
- municipality to support promote
- we are a regional player! - may need a regional approach, but important to look at individual municipality too
- great working relationship with district among contractors

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HOUSING ISSUES

- land surrounding Town of FN owned by Provincial Govt

Appendix B,
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- older mobile home parks and redevelopment/ rezoning issues
- cost of living is higher in FN
- social change - big gap or variance in income levels
- economic stability and risks in housing market
- ALR lands - onerous process to get lands out of ALR
- medium to higher income households do not wish to spend as much money on housing as other communities

DISCUSSION GROUP 1

- gap between OCPs (years) - strategic planning - ALR
- supply - availability of rental stock as well as serviced land (cost?) - who owns appropriate land?
- housing supports
- choice/ mixed incomes
- pricing range
- what is missing?
- quality of life (amenities) and selection
- risk - holding vs. developing
- needs secured from the province (ALR - crown land)
- local training program for the trades
- residential construction program
- role for manufactured homes
- new updated OCP with development vision (for negotiations with ALR)
- locally controlled land bank with locally determined objectives
- strata, affordable, seniors and special needs, appropriate servicing (costs), and approaching province
- investors long range
- building cost coming down
- training for trades
- attracting financing for new rental
- business community to embrace higher density
- empty nesters and seniors
- provide appropriately zoned land for seniors and special needs housing
- work with non-profit



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FINAL ROLE

- provincial role to assist communities toward common housing goals
- build capacity

DISCUSSION GROUP 2

PRIORITY ISSUES

- lack of serviced lands
- lack of housing choice

- i.e. Need for variety of products/ housing to meet diverse needs (rental accommodation)
- mobile homes parks and entry level housing

LAND

- concerns regarding changes in the economy and investing in housing market
- risk factor is perceived to be high
- town/ RD to take more risk and consider servicing land for housing development
- acquire a land bank and sell off/ service
- potential for re-development as duplex/ townhouses and mixed use in downtown
- lots of potential for land assembly
- rezoning potential for multi family use

HOUSING CHOICE/ VARIANCE OF PRODUCT TYPES

- townhouse strata option e.g. Westcoast
- town can promote the development of different product types including strata
- raise awareness, develop policy, facilitate partnerships
- cost charges as disincentive
- what is the role for industry?
- Encana - service sector is bigger employer
- rental accommodation used up by seasonal workers
- regulations around temporary camps - require some structures to be permanent and community amenities
- modular housing bylaw to accommodate seasonal workers?
- industry to contribute to development of staff housing
- mobile Homes
- new subdivision - free hold
- some parcels of land un-serviced available for mobile home use
- need a certain inventory of serviced land and develop policy to establish guidelines for release of land



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FINAL WORDS

- government in unenviable position
- need for creativity and innovation in policy making
- need whole community working together - fewer complaints
- need strata housing
- level of trust is missing

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