

SOLUTIONS (LACK OF HOUSING)

- P3's
- government. Industry, developers - to build variety of housing
- social planning. Non-profit and private organizations
- revisit bylaw re: in-law suites, possibly making changes
- revisit zoning - want mix of commercial/ retail and residential
- build suites in existing buildings downtown
- District to take leadership in zoning

DISCUSSION GROUP 3

- future demand for housing: cyclical, steady increase with spikes up
- shortage of available serviced lots
- need for someone with more \$ to develop land
- need for larger lots for multiplexes
- need for partnerships with local govt and services
- 10yr tax reduction/deferral plan
- no lots for sale therefore no 'real' market
- need to negotiate a realistic price for a lot (local govt)
- Senior housing
- Need senior housing close to hospital
- Frees up low-cost housing (still need more low-cost)
- Senior assisted living - start as seniors housing that could switch to a common eating area
- Build retirement community
- Who? P3, community for healthy living, lions, hospital society
- Convert Dokie School to seniors housing?
- CMHC dragging feet on mortgage insurance threshold
- Chamber of commerce to lobby on behalf of community
- More trades training in high schools
- Northern \$ incentive to attract people/ teachers to the north



Housing Consultations:
Challenges and
Opportunities in
Northeast BC

HUDSON'S HOPE HOUSING CONSULTATION — 03 APRIL 2006

May 2006

LAND AVAILABILITY

- serviced lots in town - young families
- acreage for hobby farms - young retirees, O&G workers
- risk - prepare strategically for downturn
- need increased planned housing choices
- Council to approach ILMB to have ILMB develop another section of crown land and sell acreages
- industrial land shortage - re-zoning required
- Atkinson (10 houses) - Heritage Construction, talking to Hydro

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- buy 10 acres across from Alkinson
- Paquette lots
- strata title
- available to developer
- seniors – BC Housing to work with Hudson’s Hope Housing Society
- lower mainland rising prices are driving people to the Northeast to purchase; people from Europe coming to buy acreages
- need tax incentives
- partnering - BC Housing/BC Hydro
- new lots - requirement to build within certain period of years

INCREASE PLANNED HOUSING CHOICES

- multi-family dwellings
- four-plex
- tax incentives to developers
- partnering with Hydro to develop model Power Smart housing
- explore trailer park alternative

ISSUES

- shortage of acreages on the market
- lack of suitable housing for seniors
- need for quality housing
- permit process and cost
- lands with ALR and ALR rulings
- Homeowner Warranty requirements
- rural septic tanks - new standards and costs

REGULATIONS

- remove 10 year Warranty on construction
- septic system requirements need changes
- increase common sense
- reduce bureaucracy and red tape and costly requirements (home warranty, septic regulations)
- eliminate obstructive regulations
- need to maintain building standards
- blocks innovation of solar power/energy efficiency
- ALR process cumbersome
- standardize construction process between provinces
- municipality needs to be more responsive to builders/developers needs in time and costs
- be more collaborative with applicants

LAND AVAILABILITY

- variety of types of parcels - acreages , serviced In-town



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- ALR - petition to make land more available
- open up crown lands
- town could service some lots
- systematic approach to making land available through better planning/staging (e.g., infill, redevelopment, land assessment of what's here)
- clean up unsightly premises to encourage infill
- densify or encourage other forms of ground orientated housing, e.g. townhouses
- Atkinson subdivision owned by District - mixed income housing/advertise for developer to participate and/or buy
- Site C uncertainty holds back development
- municipal co-op with development of serviceable land
- DCC recovery over period of time
- covenants on land

LABOUR/COSTS OF CONSTRUCTION

- lack of developers
- cost of construction; initial capital investment
- use of manufactures homes
- trailer parks/time specific - move up to single family dwellings
- give developers reason to invest/perm residents with pent up demand
- develop housing strategy based on new community dynamics - social housing
- BC Hydro should stay out of the housing market - let the market look after housing and not be impacted by resource industry and entering into housing market
- grants in-lieu from Hydro for infrastructure, taxes from pipelines
- fair share needs to be assured to allow for longer term planning for community infrastructure



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AFFORDABLE HOUSING

- market driven
- cost effective (duplex)
- acreages
- 1-5 acres cant be subdivided easily
- revisit OCP in relation to ALR and acreages

May 2006

TUMBLER RIDGE HOUSING CONSULTATION — 05 APRIL 2006

DISCUSSION GROUP 1

ISSUES

- aging population
- affordable housing options
- choices, diversity and options, rental purchasing
- labour costs - 20% higher than elsewhere