

POUCE COUPE HOUSING CONSULTATION – 04 APRIL 2006

AVAILABILITY OF SERVICED LAND

- 12/24 lots of Peterson sub-division owned by Village - not serviced
- village to talk to developers
- incentives
- develop a call for proposals
- talk to Taylor - what steps are they taking
- inventory of land in village - subdividable?/send letters outlining opportunities, encourage to sell
- covenant requiring development after specified # of years
- increase efficient use of land - duplex, fourplex
- develop larger (acreage) lots - land owners to apply to Land Commission
- 15 yr Comprehensive Development Plan coming - Phased
- City of Dawson Creek
- Village of Pouce Coupe
- Regional District Land Commission

HOUSING CHOICES FOR SENIORS

- Senior's strata manufactured home park
- communal space/maintenance
- green space
- partner with BC Housing to expand Tremblay House - volunteer board to approach BC Housing
- strata housing - smaller # of units, townhouses
- townhouses - Peterson subdivision
- talk with Northern Health Authority - Peace River Haven, community housing covenant

LACK OF TRADES

- affecting renovations
- start to finish time for mfr homes from 5wks to 6 months
- high demand
- high quality/standards
- contractor builds to suit
- incentives
- trades at college
- project - village supply land
- expand apprenticeship program (locally)
- "job core" - labour supplied by those on income assistance - work under journeymen, skills building



Housing Consultations:
Challenges and
Opportunities in
Northeast BC

May 2006

CHETWYND HOUSING CONSULTATION – 14 MARCH 2006

DISCUSSION GROUP 1

- two renter groups
- a. Local (relatively stable)
- b. Come and go (highly cyclical)
- those that can afford \$600
- those that will (may) pay \$1200
- \$45,000 door rental unit
- few secondary suites (bylaw... only family units)
- like privacy
- land- available, either serviced or serviceable
- labour- challenges re: supply
- capital- local buildings/development are risk adverse, not capitalized to build spec homes although are confident of economic growth
- insurance- CMHC lending requires 25% down payment

ISSUE – LACK OF DEVELOPERS, TRADES

- commitment to buy before builders will build
- need for custom homes
- rental rates/affordability
- home ownership, S.F. affordability
- shopping/ commercial experience
- lack of trades
- commitment to buy/build spec homes
- local builders lack of \$ to build spec homes and high risk
- guarantee buy by major companies
- support spec home construction
- guarantee to buy if not sold
- partnership with local builders
- each local builder builds one spec home plus on-demand customers

ISSUE - LOWER INCOME INDIVIDUALS/FAMILIES AND SENIORS HOUSING

- solutions - Need today
- seniors 220 more units
- 2-3 bedrooms ^ 50 more units
- service industry ^ 100 units
- rental
- BC Housing
- partnerships
- non-profit
- Chetwynd (land, services. Fair share)
- faith groups



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Appendix B,
Page 6

- existing buildings that may not be renovated
- ownership
- multifamily/duplex/lower priced units
- needs rezoning
- diversity mix/ type of housing units for sale beyond single family

ISSUE - LACK OF TRADES

- commitment to a lot of work could bring efforts to secure more tradesmen
- find areas of province where there is a slow down
- re-patriation of former residents
- affordability of Chetwynd compared to Kelowna/ OK etc.
- modular Homes
- mobile Homes - 2 lot fees (simple at present)

ISSUE - CAMPS

- temporary solution
- location conditions
- 1 year lease in town at present
- provider needs commitment

DISCUSSION GROUP 2

HOUSING ISSUES

- lack of available trades
- lack of housing - though problem all over - particularly bad in NE, stiff competition from oil and gas
- lack of certainty of markets and population (temp vs. perm)
- developing partnerships between local governments and industry etc
- lack of decent affordable housing for college students, seniors, single parents
- availability of serviced lots
- zoning - mix of residential/ commercial
- seniors want to live within walking distance of amenities
- need to legalize secondary suites
- lack of affordable housing for students, single parents and seniors
- lack of available trades
- lack of housing more generally

SOLUTIONS (LACK OF TRADES)

- training
- colleges to take leadership in partnership with school district
- more apprenticeship and education opportunities
- incentives for people to enter trades
- support for people while they do training
- more training spots available



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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



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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

Appendix B,
Page 8