

- 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



Housing Consultations:
Challenges and
Opportunities in
Northeast BC

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

- local building supplies and materials
- pressures on community resources to respond to non-resident worker needs.
- no source of affordable rental housing
- maintain economically efficient development - smart growth

CREATING A DIVERSITY OF HOUSING CHOICES

- affordable housing rental and market, industry support and seniors
- larger lots
- higher end housing ownership

LACK OF CONSTRUCTION TRADES

- available for houses
- construction and cost
- workers/trades/supply
- modular housing - restrictions on size, style, permanent foundation
- renovations
- NLC residential construction program - sell house 1yr over 3yrs
- work with local government
- duplex

LAND AVAILABILITY

- availability of serviced lots
- development of serviced lots
- availability of land for lots - commercial/industrial/hobby farm

DISCUSSION GROUP 2

- Developing the Community for today's consumer

AVAILABILITY OF LAND

- existing serviced into the market place
- disincentive property tax or tax incentive
- negotiate/agree to a re-subdivision to allow for more lots to better meet resident needs
- 20 lots per year come on the market but obstacle is size - to build size of house and garage
- participative development - to possibly defer tax but opens up property for development, while we don't know lets ask (owner of 40 lots)
- keep a smart growth perspective
- mixed use?
- Rymore development of 1-5 acre parcels
- commercial park space available to build, no rental available - coming soon
- explore ways to assemble and disseminate market data to business community
- unserviced Land
- municipality looking at ways to bring its owned land on to the market
- market City lands to a wider audience



Housing Consultations:
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May 2006

Appendix B,
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- action to bring on land in a planned manner in the next 6-9 months
- City proposal call out to a prospective developers
- adjust to meet higher standard (size, cost, lifestyle)
- changes to zoning - allow for more duplex/four-plex/townhouses
- You can buy a house for less than you can build! (Tumbler Ridge @ \$200 sq.ft.)

LACK OF CONSTRUCTION TRADES

- modular/manufactured homes - 6 month lead time
- Western Coal = 250 people for Wolverine - growth impact on Tumbler = 1000 per people per year

AFFORDABLE HOUSING

- Homeownership
- condominium housing/apartments/townhouses/4plex/duplex
- provide a spectrum of housing types
- seniors specific housing - CHMC needs to deal with 21 unit co-op
- Forgivable second mortgage from resource companies
- Not for Profit Housing group to work with BC Housing
- Work with developers to incorporate affordable options within a development plan
- Discussions around secondary suites
- Mixed use downtown development
- Delegate fact finding to seniors group - develop terms of release, work with BC Housing



Housing Consultations:
Challenges and
Opportunities in
Northeast BC

FORT ST. JOHN HOUSING CONSULTATION – 22 MARCH 2006

HOUSING ISSUES

- housing for people with disabilities/ special needs
- availability of vacant residential lots - inventory of land
- NIMBYism impacting new developments

DISCUSSION GROUP 1

PRIORITIES

- Available & affordable:
- entry level for young families
- young individuals (16 - 23yrs) in school/ part time work/ limited life skills
- seniors (working poor)
- special needs - limited mobility (ground level housing)
- NIMBY

SOLUTIONS

- zoning changes to facilitate mfr home development

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