

## AHWG Belterra – Referral

2011 April 13  
Extract from Minutes  
DRAFT

### Belterra Co-Housing Rezoning Application Referral

Andy Beard, EABB Planning Services commented on the following aspects of the Belterra Rezoning Application:

- Primary Focus of the project is to address housing needs on the Island through an unique housing model
- Project is compliant with:
  1. Municipality's expressed interest in addressing the housing continuum;
  2. The Affordable Housing Policy
  3. The Official Community Plan - addressing social diversity, Section 7.2 of the OCP update

Ronaye Matthew, Belterra's Co-Housing Consultant reviewed the financial structure for a co-housing development. She noted the following:

- No profit – the resident group contribute to the project and buy it at cost ;
- Total cost is divided up according to benefits and as such is not divided equally among all units;
- Affordable Units - are included with the market units in the decision making process
- There are five units of Affordable Housing. Starting price of \$175,000 for the non market units (500 square feet);
- Diversity within the group related to ability to pay for the homes. The project needs some people with equity as the bank requires 25% equity i.e. 3 million to make the development happen and then these owners get paid back
- Co-housing model ideal size is 20-30 households. The Feasibility study indicated 30 is the ideal maximum ;
- Number of units - how to make the whole project affordable? One way affordability is being created by increasing the density.

Key comments/queries included:

Increase in demand - *Andy: Section 7 OCP speaks to housing needs and affordability. Feel part of the value of this project is it is a model and if the demand increases supports the fact that we need more;*

Amenities - should the Municipality ask for additional amenities above the park dedication and Affordable units?  
*Affordable Housing Consultant: land is worth more at a five-lot subdivision than at thirty units. Suggest additional amenity is going to contradict the Affordable aspect. Andy Beaird: We are proposing an opportunity to demonstrate a new way to house people. Suggest amenities offered at 50% park dedication, meeting Affordable Housing Policy requirements and green building standards are strong offerings.*

Zoning - how to write it so it is specific to this development?  
*Ronaye Matthew : common amenity space in a cohousing unit – can insist the common amenity spaces be a certain size. Director of Planning: need adoption of the OCP Update for a land designation;*

Square footage cost \$350 does the price change just by size?  
*Ronaye Matthew larger are less expensive to create than smaller units Range is 500-1200 square feet;*

Islanders/ Non Islanders – *Ronaye Matthew: there is not anything in place to prevent off islanders. Presently, information meetings are filled with Islanders. Focus of the project has always been for Bowen Islanders. Now two thirds are Islanders with eleven equity members and three non market units being spoken for;*

The Committee was assured that the five non-market units would be occupied by Islanders and was confident that a reasonable portion of the market units also would be occupied by Bowen Islanders .

**The following motion was proposed**

*“That the Affordable Housing Working Group support the Belterra Cohousing Model Rezoning Application as presented and recommends that no additional amenities be required to justify the increased density.”*  
CARRIED