

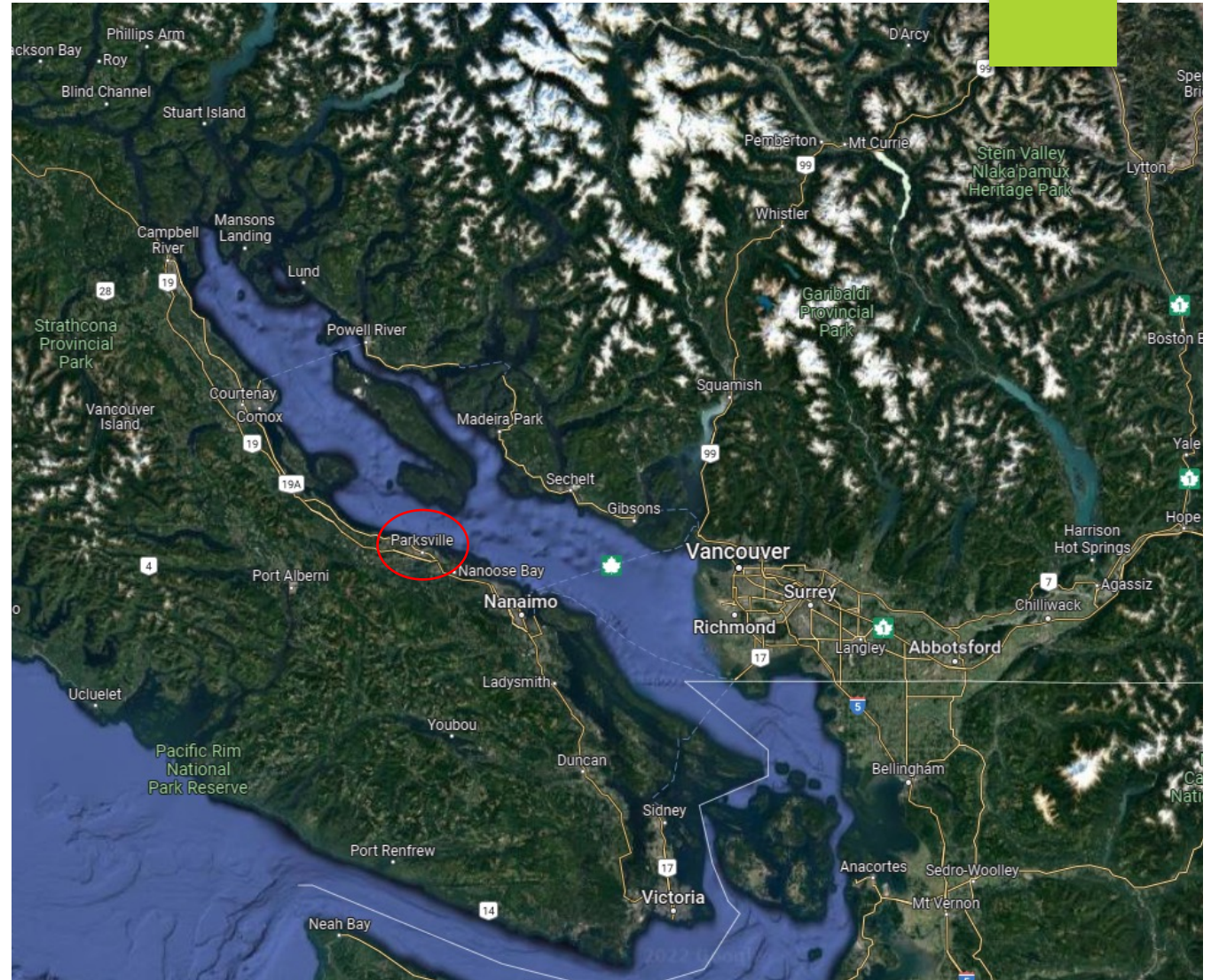


Housing in Parksville

UBCM PRESENTATION,
WHISTLER, 2022

Regional context

- ▶ Central Vancouver Island
- ▶ Demographics –13642 residents: retirement, resort, bedroom community
- ▶ Climate and topography
- ▶ Economic/ labour force challenges



Historic development trends

- ▶ Patio homes: one storey, detached, 55+
- ▶ Low density on apartment zones, underbuilt
- ▶ Vacation rentals vs resident apartments (e.g. Beach Club)
- ▶ Large lots single family homes
- ▶ 2 or 3 storey apartments
- ▶ Fierce opposition to building height in excess of 3 storeys

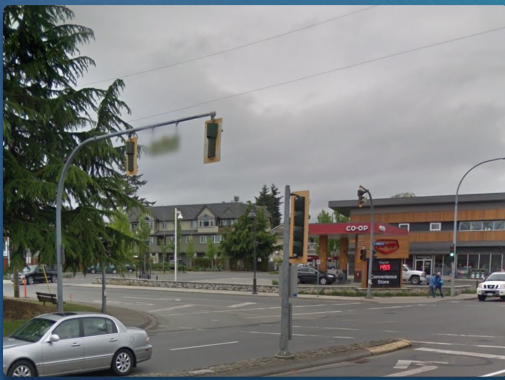
STRATEGIC PRIORITIES



Housing
identified
as priority

Creative Housing Ideas

ISLAND HIGHWAY EAST &
CORFIELD STREET SOUTH





Downtown Revitalization

WELD STREET



Conversion of vacant lots to mixed use

ALBERNI HIGHWAY & DESPARD AVENUE (NODAL, GATEWAY DEVELOPMENT)



Housing Choice for seniors

Berwick facility – job creation, central location

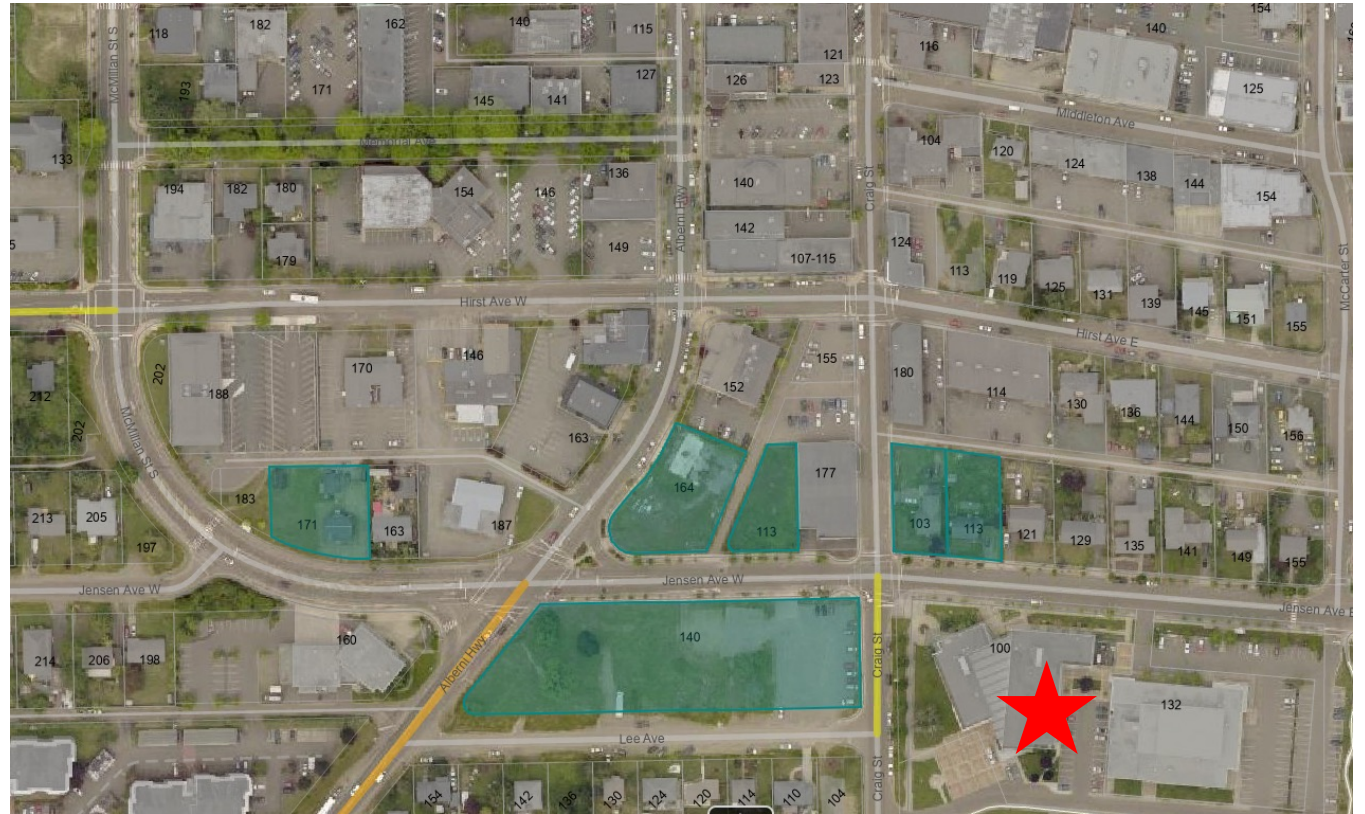


Future Revitalization – vacant parking lot to downtown homes

McCarter Street (downtown core – focus on 2 bed units versus bachelor or 1 bed – 43 units)

Example of Infill Development

- ▶ 190 units of new residential and 30,000 sq feet of ground floor commercial, adjacent to City Hall, downtown core
- ▶ Densification
- ▶ Employees living in the business district – live, work, walk, play



A shifting trend

- ▶ “Open for business” attitude
- ▶ Customer service focus – clear rules of engagement
- ▶ Balance of regulatory requirements/ incentives
 - ▶ DCC waivers
 - ▶ Fee waivers
 - ▶ Permissive taxes/ grants
 - ▶ Partnerships with BC Housing and non profits
 - ▶ Land donation
- ▶ Council willingness
- ▶ Range of housing options for diverse needs and life stages



Statistics of note

- ▶ New Small Lot residential zone – 68 new homes, market, freehold
- ▶ Significant infill – mix of market and affordable units, throughout the City
- ▶ Orca Place, supportive housing facility – 52 units
- ▶ Partnerships with Parksville Lions Housing for workforce housing
- ▶ Co-op housing partnership being explored, land donation
- ▶ 500 Affordable Housing Units approved (mostly rental)- examples:
 - ▶ 20 townhomes
 - ▶ 87 affordable apartment units with Nanaimo Housing Society
 - ▶ 130 units for seniors and people with disabilities