



## Information Notice

Eligibility, rents, and application process for 24 new affordable rental homes on Gabriola at 519 to 543 Paisley Place (off Lochinvar Lane)

### OCTOBER 2025 Gabriola Island, Snuneymuxw First Nation Territory

The Gabriola Housing Society (GHS) Board of Directors is delighted to announce that the 24 affordable rental homes on Paisley Place will be ready to welcome tenants in the summer of 2026. Provision of these homes would not have been possible without funding support from BC Housing, Canada Mortgage & Housing Corporation (CMHC), and community donations to GHS.

The homes are intended for households with limited to modest income and assets, and strong connections to Gabriola Island, including members of Snuneymuxw First Nation. Eligibility and rent criteria are set in GHS agreements with BC Housing (BCH), Canada Mortgage and Housing Corporation (CMHC), and Islands Trust Housing Agreement (HA).

### 1. What sizes of homes are available?

Each of the eight triplex buildings contains three homes, all with ground-level entry and in-suite laundry. There are 4 studio, 8 one-bedroom, 4 two-bedroom, and 8 three-bedroom homes.

**Accessibility:** Four 1-bedroom and two 3-bedroom homes are accessible for people who have mobility challenges (with the bathroom and a bedroom on the main floor). [Floor Plans](#) for all the homes are on our website.

### 2. What are the rents?

All rents are at or below the Average Market Rents for Nanaimo and area (BCH requirement) based on the January 2026 CMHC Annual Rental Market Survey. None of the rents are at "open market" rates.

- 8 homes have LOW rents, including some at or near BC Government Shelter Rates, for low income households (CMHC requirement)
- 9 homes have rents BELOW the Average Market Rents, for moderate income households
- 7 homes have AVERAGE MARKET RENTS, for higher income households (HA requirement)

**Using 2025 numbers (BC Shelter Rates to CMHC Average Market Rents), the rent ranges are:**

- Studio: \$500 to \$1,246
- One-bedroom: \$695 to \$1,406
- Two-bedroom: \$790 to \$1,775
- Three-bedroom: \$840 to \$1,846

In January 2026, the rents will be adjusted to the CMHC 2026 numbers.

Homes at specific rental amounts will be offered to successful applicants based on information they provide. Annual rent increases (within the limit set by the BC government) can be applied to a rent provided the tenant is given at least 3 full months' notice.

### 3a. Who may apply for one of these new affordable homes? (Financial)

People who may apply for this housing must be within certain household income and asset limits and have an existing strong connection to Gabriola.

#### FINANCIAL ELIGIBILITY

The 24 new affordable homes are intended for households with **limited to modest income and assets**. Applicants are required to submit financial information, including their 2024 Notice of Assessment from the Canada Revenue Agency, to confirm their income eligibility and to ensure they meet the ratio of household rent to income according to the Housing Agreement. Financial eligibility, based on BC Housing criteria, is as follows:

#### 1. The maximum before-tax household income cannot exceed:

- For studios and one-bedroom homes —\$85,870
- For two- and three-bedroom homes —\$138,770

#### 2. The maximum combined asset value of the household cannot exceed \$200,000

*Assets to be included:*

- Stocks, bonds, term deposits, mutual funds, and cash, and
- Real estate equity net of debt, and
- Business equity in a private incorporated company.

*Assets that are exempt from the calculation:*

- Bursaries or scholarships from educational institutions for any household member who is a current student, and
- Registered Educational Savings Plans (RESPs) Registered retirement Savings Plans (RRSPs) and registered Disability Savings Plans (RDSPs), and
- Assets derived from compensatory packages from the government such as Indian Residential School Settlements and Japanese Canadian redress, and
- Trade and business tools essential to continue current employment such as farm equipment, specialized tools, and vehicles, and
- Personal effects such as jewellery, furniture, vehicles.

The information provided in the tenant application is subject to the [Personal Information Protection Act](#) that outlines the rules for collecting, using, storing, disclosing, and protecting a tenant's personal information.

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### 3b. Who may apply for one of these new affordable homes? (Gabriola Connections)

#### CONNECTIONS TO GABRIOLA

Although anyone who meets the financial eligibility requirement is welcome to apply for this affordable housing, priority consideration for choice of tenants is set out in a legal agreement between GHS and the Local Trust Committee of the Islands Trust: [Gabriola Island Housing Agreement Bylaw 308, 2022, Schedule B Eligibility Criteria for Tenancy for a Qualified Occupant](#)

This Agreement is meant to ensure that the housing is first available to people with strong connections to Gabriola Island. To this end, applications will be prioritized as follows:

#### Highest priority:

- Residents of Gabriola for at least one year, or
- Commuters to Gabriola for work (minimum half-time) for at least one year, or
- Registered members of Snuneymuxw First Nation (SFN).

#### Expanded priority:

- Former residents of Gabriola within the past 7 years, or
- Residents of Gabriola for less than one year, or
- Commuters to Gabriola for work (minimum half-time) for less than one year, or
- Those with a confirmed offer of work on Gabriola that begins within two months of beginning tenancy, or
- Persons with an immediate family member living on Gabriola (child/parent/sibling related by blood, adoption, marriage, or common law relationship), or
- Status or non-status and/or self-identifying Indigenous, Inuit, or Metis person.

### 4. What type of rental agreement is used?

All rentals are month-to-month. The rental contract used is the [BC Government Residential Tenancy Agreement](#).

### 5. Are pets allowed?

Up to two pets are allowed (only 1 dog) with certain conditions for pet-owners set by GHS. Tenants with allowed pets will be required to sign a pet contract and provide a deposit. View the [GHS Pet Ownership Rules \(PDF\)](#).

### 6. Water conservation is important!

Water is provided to the homes by a well and rainwater collection. The water supply system is based on an average use of 160 Litres (42 US Gallons) per person per day. Each home has its own water meter, and tenants must be willing to manage their own household's water use carefully.

## 7. Smoking and Vaping

No smoking or vaping of e-cigarettes or cannabis is allowed in the homes or on the property.

## 8. Application Process

### WHEN WILL THE HOUSING BE AVAILABLE TO MOVE IN?

The current construction schedule is for the homes to be ready for tenants to move in on or around July 1, 2026.

### WHO CHOOSES THE TENANTS?

The GHS Board is not involved in choosing tenants and no priority is given to GHS members. GHS has contracted with a professional property manager, Victoria-based Firstline Commercial, to provide management services for the 24 new affordable homes on Gabriola. Their responsibilities include all aspects of managing the property and tenants: for example, choosing the tenants, managing and enforcing the rental contracts, hiring contractors as required, and overseeing the general maintenance of the buildings and grounds.

### WHEN AND WHERE CAN I APPLY?

**Between January 15 and March 15, 2026 the application form will be available on the GHS website.** Applications will only be accepted electronically; no phone calls or emails will be accepted. Applications will NOT be considered on a first come, first served basis. Decisions will be made after the application period closes.

### WHEN WILL I KNOW IF I WILL BE OFFERED A HOME?

**After April 15th 2026, successful applicants will be contacted directly with an offer of tenancy.** (Only those applicants who are being vetted for tenancy will be contacted between March 15 and April 15, 2026.)

### NOTES:

1. Due to BC privacy legislation no information about the selection process will be provided.
2. There will be no waitlist. Future tenancies will be advertised as they become available.

If you cannot find the information you need in this Information Notice, please email your questions to: [gabriolahousingsociety@gmail.com](mailto:gabriolahousingsociety@gmail.com)



All the above content is available online at:  
<https://gabriolahousing.ca/ghs-rental-homes/>