



INFORMATION NOTICE

24 new affordable rental homes on Gabriola

OCTOBER 8, 2026

Snuneymuxw First Nation Territory, Gabriola Island The 24 affordable rental homes on Paisley Place will be ready to welcome tenants in the next few months. Provision of these homes on Gabriola Island would not be possible without funding support from BC Housing, Canada Mortgage & Housing Corporation (CMHC), and community donations to GHS.

Addresses of the homes: 519 to 543 Paisley Place (off Lockinvar Lane)

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 by agreements with BC Housing, CMHC, and Islands Trust, as well as by GHS policy.

1. What sizes of homes are available?

Each of the eight triplex buildings contains three homes, all with ground-level entry. The 24 homes range in size; there are 4 studios (one large room + bathroom) for single people; 8 one-bedroom; 4 two-bedroom; and 8 three-bedroom homes.

Accessibility: Of the homes, 4 one-bedroom and 2 three-bedroom homes are accessible for people who have mobility challenges (a bathroom and a bedroom on the main floor).

Floor plans for all the homes can be found on the GHS website:

[GHS Rental Homes](#) > [Paisley Place](#) > [Building Floor Plans](#)

2. What are the rents?

All rents are at or below the most recent data for Average Market Rents for Nanaimo and area as reported annually by the CMHC. None of the rents are at "open market" rates.

Rents continued on next page...

- 8 homes have LOW rents, including some at or near BC Government Shelter Rates, for low income households
- 8 homes have BELOW Average Market Rents, for moderate income households
- 8 homes have AVERAGE MARKET RENTS, for higher income households

Using CMHC 2025 numbers, the approximate ranges for rents are:

- Studio: \$500 to \$1250
- One-bedroom: \$700 to \$1400
- Two-bedroom: \$800 to \$1800
- Three-bedroom: \$850 to \$1850

Homes at specific rental amounts are offered to successful applicants based on the information they provide in their applications.

Annual rent increases (within the yearly rent increase limit as set by the BC government) can be applied to a rent provided the tenant is given at least 3 full months' notice.

3. Who may apply for one of these new affordable homes?

FINANCIAL ELIGIBILITY

The 24 new affordable homes are intended for households with limited to modest income and assets. Financial eligibility, based on criteria established by BC Housing, is as follows:

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

- For studios and one-bedroom homes —\$86,000
- For two- and three-bedroom homes —\$140,000

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.

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 Islands Trust Housing Agreement.

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.

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* <https://islandstrust.bc.ca/document/gabriola-housing-society-housing-agreement-bylaw-no-308-paisley-place/>

The Housing Agreement is meant to ensure that the housing is first available to people with strong connections to Gabriola Island. To this end, applications are 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 with certain conditions set by GHS (see [Pet Ownership Rules](#)).

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 homes are expected to be ready for tenants in the next few months.

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: choosing the tenants, managing and enforcing the rental contracts, hiring contractors as required and overseeing the general maintenance of the buildings and grounds.

Due to BC privacy legislation no information about the selection process is provided.

There will be no waitlist for future tenancies. They 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



All the above content is available online at:

<https://gabriolahousing.ca/ghs-rental-homes/paisley-place/>