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NOVEMBER 12, 2026 INFORMATION NOTICE

Eligibility, rents, and application process for five of the new affordable rental homes on Paisley Place (off Lockinvar)

Gabriola Island, Snuneymuxw First Nation Territory

Gabriola Housing Society (GHS) Board of Directors is requesting applications for five of the new homes on Paisley Place. These five homes have recently become available, due to the extremely significant delays in completing the construction and thus in enabling the tenants to move into their new homes.

Closing date for applications is November 27, 2026. Offers will be sent by December 15, 2026.

Applications made in the earlier intake, which closed on April 15, 2026, are not being considered. For many people who applied then, circumstances have changed, and we need to know who is still interested. **Anyone wanting one of these five homes must submit a new application between November 12 and 27. This includes those who applied in that intake, and those who have never applied before.**

Between November 12 and November 27, 2026, the application form will be available on the GHS website. **Applications are accepted online only. No other method will be used. Applications made by email or by telephone will not be accepted and will not be considered.**

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?

Home	Size	Floor area
1-521 Paisley Place	One bedroom	634 sq ft
2-537 Paisley Place	**One bedroom — built with accessibility adjustments**	681 sq ft
2-543 Paisley Place	Two bedroom	962 sq ft
3-541 Paisley Place	Three bedroom	1,200 sq ft
1-543 Paisley Place	Three bedroom	1,200 sq ft

One of the five homes, 2-537 Paisley Place, has been built with accessibility adjustments. All have ground-level entry. Floor plans for the homes are on the GHS website.

2. What are the rents?

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

Home	Size	Monthly rent
1-521 Paisley Place	One bedroom	$1,125 (below AMR)
2-537 Paisley Place	One bedroom, accessible	$1,125 (below AMR)
2-543 Paisley Place	Two bedroom	$1,895 (at AMR)
3-541 Paisley Place	Three bedroom	$1,515 (below AMR)
1-543 Paisley Place	Three bedroom	$2,057 (at AMR)

The BC government SAFER (seniors) and RAP (families) programs can provide rent subsidies, depending on eligibility.

Homes at specific rents 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 provided the tenant is given at least 3 full months' notice.

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

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 homes are intended for households with limited to moderate income and assets. Applicants are required to submit financial information to confirm their income eligibility and to ensure they meet the ratio of household rent to income according to the Housing Agreement. Financial eligibility (BC Housing criteria) is as follows:

1. The maximum before-tax household income (BC-wide data):

- For studios and one-bedroom homes — $90,560
- For two- and three-bedroom homes — $146,270

2. The maximum combined asset value of the household is $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 Education Savings Plans (RESPs), Registered Retirement Savings Plans (RRSPs), Registered Disability Savings Plans (RDSPs) and Tax-Free Savings Accounts (TFSAs), 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 jewelry, 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.

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.

islandstrust.bc.ca/document/gabriola-housing-societyhousing-agreement-bylaw-no-308-paisley-place/

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 Métis 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 one 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.

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 in January 2027.

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 affordable homes on Paisley Place. 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 November 12 and November 27, 2026, the application form will be available on the GHS website. **Applications are accepted online only. No other method will be used. Applications made by email or by telephone will not be accepted and will not be considered.** Applications will NOT be considered on a first come, first served basis.

Earlier applications are not carried forward. Applications made in the earlier intake, which closed on April 15, 2026, are not being considered in this round and will not be reviewed. For many people who applied then, circumstances have changed, and the Society needs to know who is still interested and what their situation is now. Anyone wanting one of these five homes must therefore submit a new application within the dates above. This includes those who applied in that intake, and those who have never applied before.

Closing date for applications is November 27, 2026. Decisions will be made after the application period closes.

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

By December 15, 2026, successful applicants will be contacted directly with an offer of tenancy.

NOTE:

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.

Applications are accepted online only, through the form on www.gabriolahousing.ca.
An application sent by email or made by telephone will not be accepted and will not be considered.

A new application is required. Applications made in the earlier intake, which closed on April 15, 2026, are not being considered. Please apply again if you are still interested.

All of the information needed to apply is set out in this Information Notice.