



Welcome to our Community Planning Open House!

The purpose of today's event is to:

- Introduce you to some of the key housing challenges facing Gander today.
- Share the bold actions the town is considering to address these challenges.
- Explain the next steps in the process.
- Hear from you— your ideas and feedback are an important part of shaping Gander's future.

Why are we here?

In 2024, the Town of Gander was awarded \$4.3M through the Government of Canada's Housing Accelerator Fund (HAF) to fast-track housing supply, diversify housing types, and reduce barriers to development.



What is “Missing Middle” Housing?

Missing middle housing refers to the kinds of homes that fall between single-family houses and large apartment buildings, like duplexes, triplexes, townhouses, garden suites, and small apartment buildings.

These homes are often more affordable and fit well in existing neighbourhoods, but they’ve been “missing” from most new development for years.

The Housing Accelerator Fund is a national program that supports municipalities in taking bold steps to remove barriers to build housing, streamline approvals, and increase housing supply and choice.

Gander’s HAF agreement sets some ambitious targets, including:

- Approving 200 new housing units within the next 4 years and laying the groundwork for 740 units over the next decade.
- Facilitate the development of “missing middle” and higher density housing.
- Evaluate and amend regulatory tools to better support housing affordability.
- Permitting four units on every residential lot, town wide.

What challenges are we thinking about?

Gander's Housing Needs Assessment outlines a number of challenges related to housing and affordability that we are looking to address through our planning work.



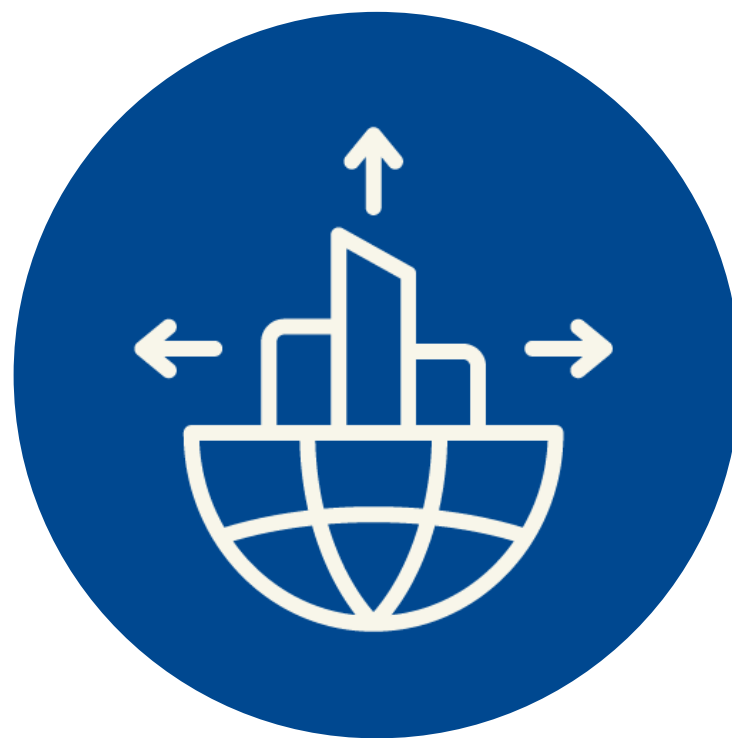
Downsizing Seniors

- Gander's population is aging, and more residents are living alone or in smaller households.
- Many seniors want to stay in their community but need smaller, low-maintenance housing close to services.
- Current options are limited, as most housing is still single-detached, with few accessible or rental alternatives.
- Without better options, seniors may be forced to relocate outside Gander.



Accommodating a growing population

- Gander's population grew 23% since 2001, and demand for housing continues to rise.
- The town will need around 700 new homes in the next 10 years to meet future needs.
- Shrinking household sizes mean more homes are needed even if population growth slows.
- Expanding housing diversity is key. This means we don't just need more homes; we also need different types of homes.



Limiting sprawl

- Gander's growth must focus within existing serviced areas to keep infrastructure costs (and taxes) low.
- Infill and corridor development make better use of existing roads and services.
- Directing growth inward helps protect open space and tree canopy.
- Compact, walkable areas also support local businesses and community life.



Addressing un-affordability in the housing market

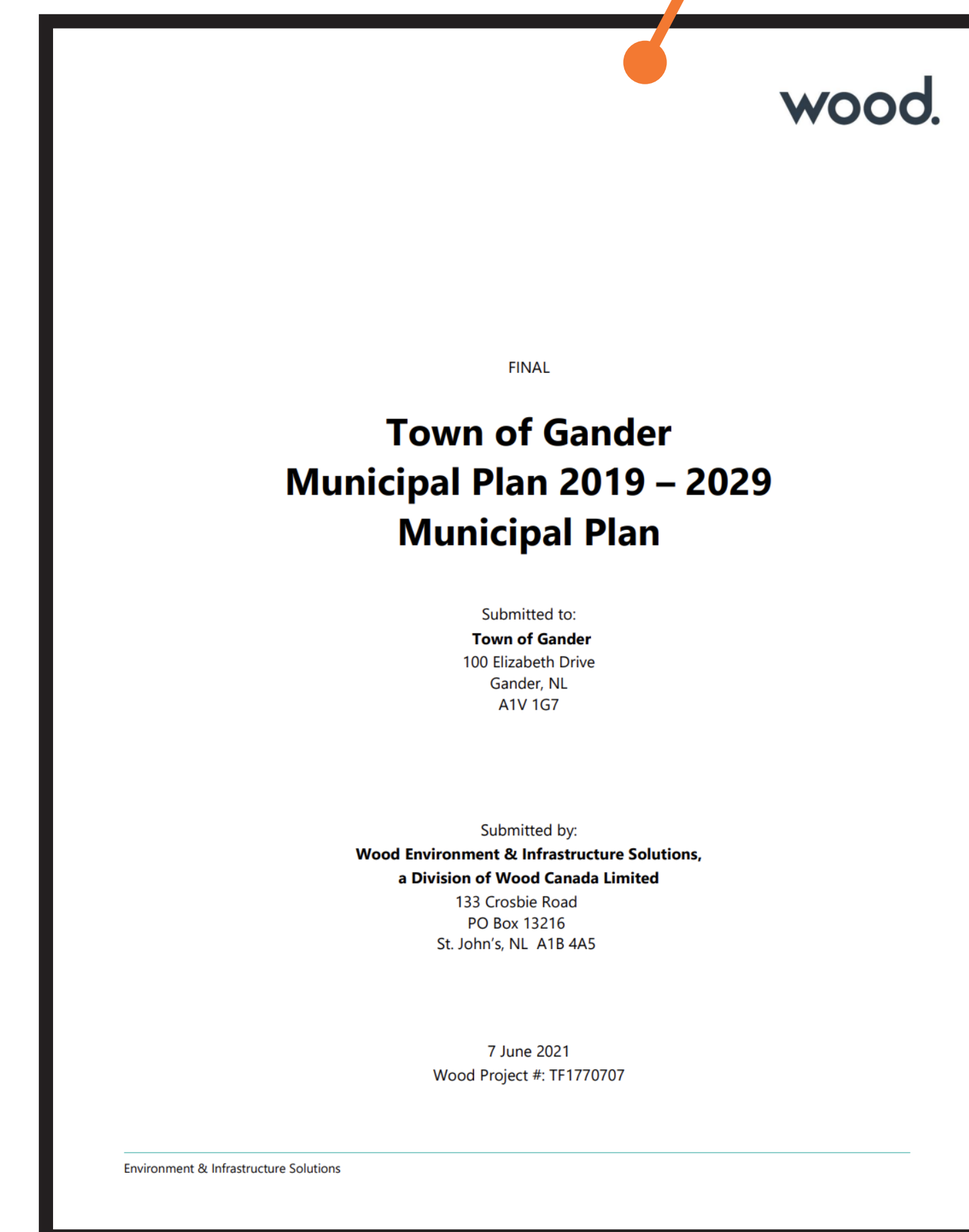
- About 900 households in Gander struggle with housing costs.
- Nearly 1 in 3 renters spends more than 30% of their income on housing.
- There are few purpose-built rentals; most renters rely on older, less secure secondary units, like basement apartments.
- We need new policies to make homes more attainable for all income levels.

How do we tackle these challenges?

The Town of Gander's Municipal Plan and Development Regulations are two important documents that act as road maps for growth and change within the community.

What does a municipal plan and development regulations do?

- **Guide how the community grows and changes** —they set out the vision and goals for where new homes, businesses, and public spaces should go.
- **Establish the rules for development** —including what can be built, where, and how (such as building types, heights, and lot sizes).
- **Support good planning decisions** —by giving Council and staff a consistent framework to evaluate development proposals.
- **Balance community needs** —helping ensure new growth aligns with local priorities for housing, infrastructure, and quality of life.



A lot has happened since Gander's Municipal Plan and Regulations were drafted in 2019.

We are looking at ways to update the plan and regulations to work better for the future of Gander.

Proposed Changes #1: Designate an Town Centre Growth Area

In this area, we envision residential uses to be permitted about existing commercial uses.

The Town Centre Area: Today



Airport Boulevard between Memorial Drive and Cooper Boulevard is at the heart of Gander. However today, it is an underutilized commercial area. Many shops have closed, and the area is dominated by large, vacant parking lots.

In the existing municipal plan, permitted uses within this area are limited to general commercial uses.

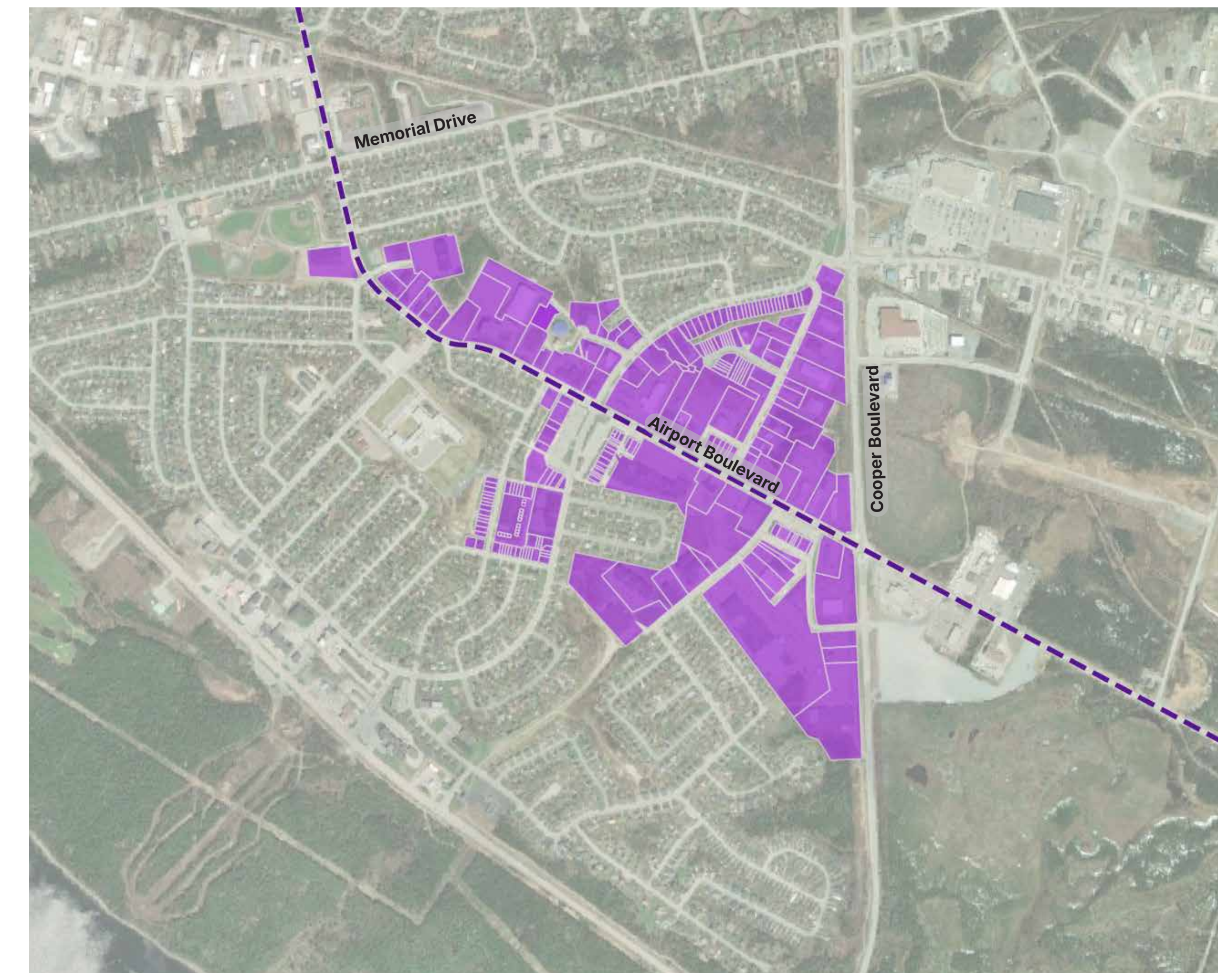
The Town Centre Area: Our Vision



In the future, we envision the Town Centre Area to continue to support all of the great businesses in Gander—from coffee shops to car dealerships to your favourite fast food spot.

We also want to add opportunities for people to live above those commercial businesses. This includes seniors who want to downsize and live in a condo, as well as CNA students who are renting while attending school.

Proposed Town Centre Growth Area (in purple)



“Our future vision for a future town centre is a vibrant commercial hub, where people work, shop, live, and play.”

Proposed Changes #2: Designate an Missing Middle Corridor

Along Elizabeth Drive, we envision the slow replacement of older, lower-density housing with more “missing middle” types of housing forms.

The Elizabeth Drive Area: Today



Elizabeth Drive (between Memorial Drive and Town Hall) is one of Gander’s most important corridors. It connects the Town Centre with nearby neighbourhoods and key services.

Today, the area includes mostly older single-family homes, some small apartment buildings, and vacant lots near the Trans-Canada Highway.

It’s also home to a large portion of Gander’s urban tree canopy, a valuable community feature we want to protect and enhance as the area evolves.

The Elizabeth Drive Area: Our Vision



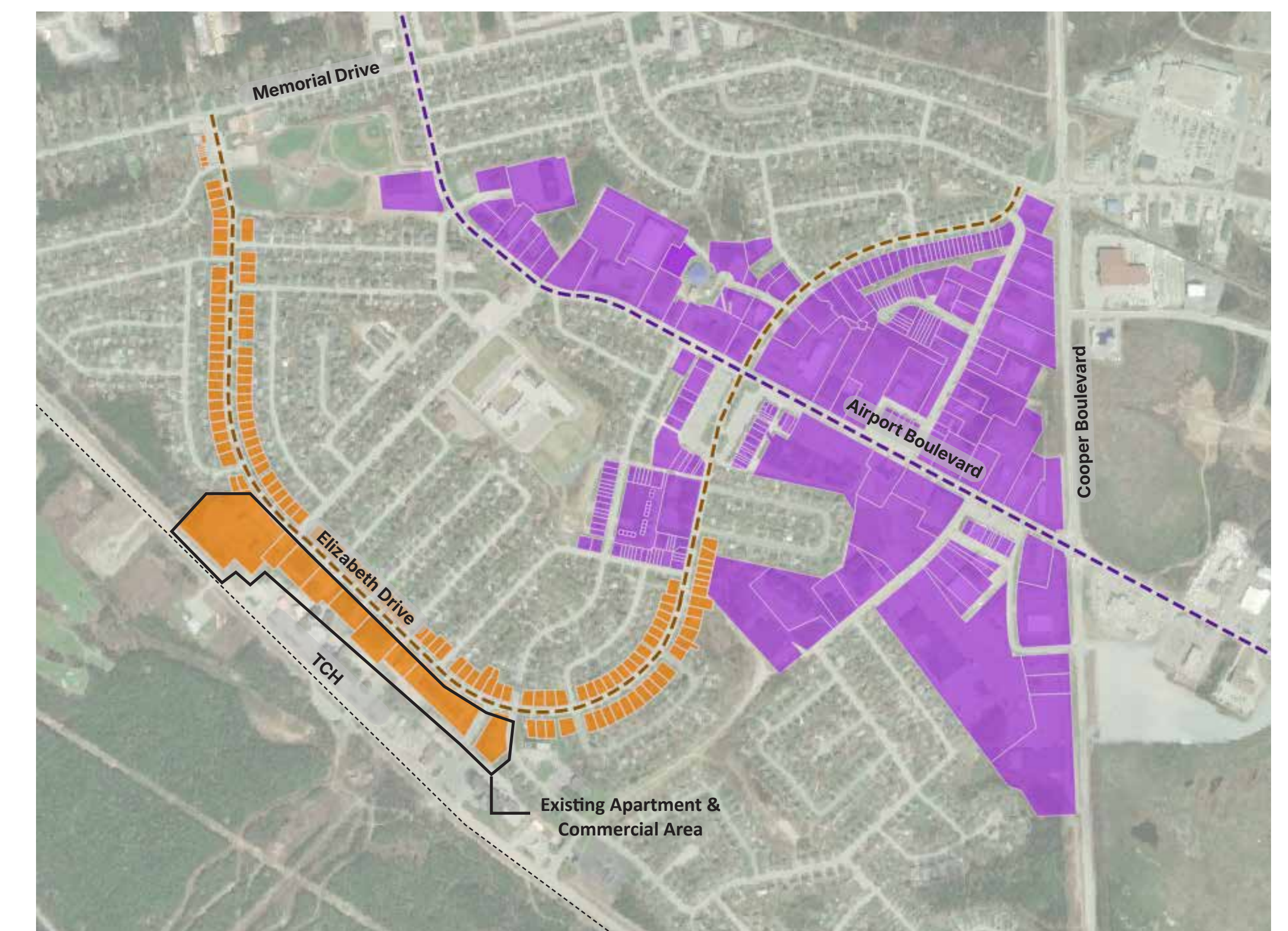
Photo: CMHC Housing Design Catalogue

In the future, the Elizabeth Drive Corridor will be a vibrant, mixed neighbourhood that blends old and new homes, welcoming a greater variety of housing types.

We imagine more of the “missing middle” homes, like duplexes, triplexes, fourplexes, and townhouses, that offer attainable options for residents at different life stages.

In areas already zoned for apartments or commercial uses, we envision new mid-rise buildings (3–4 storeys) with shops or cafés on the ground floor and apartments above, creating a walkable, connected corridor.

Proposed Elizabeth Drive Missing Middle Corridor (in orange)



“The Elizabeth Drive Corridor will offer more housing choices and small local shops while remaining a walkable, lush, treed street that connects Gander’s Town Centre to surrounding neighbourhoods.”

Proposed Changes #3: Adding Rental and Affordability Requirements

On certain parcels of undeveloped land, we are considering using a housing tool called "Inclusionary Zoning."

What does "Inclusionary Zoning" (IZ) mean?

Inclusionary zoning is a planning tool that helps ensure new neighbourhoods include a mix of housing types and price points. It allows the town to require that some homes in new developments be affordable or be built as rental units (two housing types that are missing in Gander today). This helps ensure that we are building homes that everyone can afford.

By using inclusionary zoning, we can:

- Create mixed-income communities instead of segregated housing types.
- Increase the number of affordable and rental homes.
- Support a more diverse and resilient housing market.
- Help local workers, seniors, and young families find housing that fits their needs.

Example:



For every 3 houses that are built and rented out at "market rate".....



One house has to be rented at an defined "affordable" rate

What types of inclusionary zoning are we considering?

Inclusionary Zone 1 – "Apartment Areas"

Purpose: Encourage new purpose-built rental housing in central parts of town.

Where: Exact locations are still to be defined, but they are intended to be centrally located parcels identified near services.

Requirements:

- 100% of new homes must be secured rental units (for the life of the building —typically 50 years).
- May include the construction of apartments above shops or other non-residential uses.
- Flexible design standards reviewed by Council to allow creativity and ensure designs are affordable and efficient.

Inclusionary Zone 2– "Missing Middle Areas"

Purpose: Support smaller-scale, mixed-income neighbourhoods that blend with existing residential areas.

Where: Select infill sites and growth areas identified for gentle density.

Requirements: Developers must provide either:

- 10% of units as affordable housing (managed by a non-profit), or
- 30% of units as below-market rentals.
- This policy would permit housing types such as duplexes, townhouses, stacked homes, and small apartments.

What do you think is considered “affordable” housing?

The federal government often considers housing as “affordable” when it costs **less than 30% of your annual pre-tax household income**, but we know this isn’t always the best way of doing the math. Take a sticky note and share your thoughts below!

What Happens Next?

We still have some work to do before any of this work becomes approved and implementable.





Thank you for joining us today!

Please take a moment to complete our community survey before leaving today.

- You can either scan the QR code to complete the survey on your phone.
- Or, you can complete a hard copy of the survey found on one of the tables behind you and pass it to a member of the project team.

