

From: Frants Attorp [REDACTED]
Sent: Wednesday, December 3, 2025 7:50 AM
To: Rueben Bronee; Stefan Cermak; Jason Youmans; Executive Admin; Islands2050; Laura Patrick; Tobi Elliott; Narissa Chadwick
Subject: Re: Reimagining Growth on Gabriola
Attachments: reimagining-growth-on-gabriola-island.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi again, Narissa. Eight days have now passed since I asked this question. Since I have not yet received a response, I am now extending my inquiry to other Trust staff involved with the review of Gabriola's OCP and our Trust Policy Statement. Here again is the question: Does "cluster housing" involve higher densities using some form of FAR (as opposed to limits on number of dwellings), and, if so, why do your illustrations not reflect this?

From the "Alternatives to Rezoning" in the Gabriola document: "Cluster Housing - Small homes on one lot (no subdivision); efficient land and infrastructure use; may need housing agreements and floor area limits."

Since "cluster housing" is being offered in the Gabriola document as an **alternative to "rezoning for additional density,"** there is little doubt "cluster housing" involves higher densities. Furthermore, simply grouping already-allowed densities would not add to the housing stock. So, again I ask, why does your document (text and drawings) not make the increased densities using new calculations crystal clear?

And that raises questions about the draft TPS which also contains the same concept ("clustered small dwelling units"), again without making it clear that higher densities are involved using floor area calculations rather than limits on number of dwellings. I would therefore also like to have that TPS issue clarified right away so there is no doubt in the public's mind about changes now being proposed to all the islands.

As became apparent at yesterday's Trust Council meeting, the FAR concept has found its way into the draft TPS (and now official OCP review documents as well) **with little or no discussion by Trust Council of the consequences for the Trust Area.** Trustees Patrick and Elliott went so far as to deny that the FAR concept is going to apply - even though it is clearly built into the draft TPS and is a requirement for proposals now guiding OCP reviews on Gabriola and Salt Spring. How did that happen?

An answer from you or any other Trust official to all my questions would be greatly appreciated.

Frants Attorp
Salt Spring Island

On Tue, 25 Nov 2025 at 14:08, Frants Attorp [REDACTED] wrote:

Hi Narissa,

I have been looking through your "Reimagining Growth on Gabriola" information package and have questions regarding your "cluster housing" illustrations at the very beginning. First you show a large lot that, according to your second illustration ("currently allowed in zoning"), is already subdividable into 7 or eight 8 smaller rural lots. Your third illustration then shows the same number of dwellings clustered or concentrated in one part of the large property. In other words, there is no density increase shown.

However, most of the information you subsequently provide in the information package outlines ways to increase density by considering Floor Area Ratio rather than number of dwellings. Can you please confirm that FAR (or similar concept) applies to cluster housing in your information package, and, if it does, explain why your illustrations do not show any increase in density, or at least the potential for such.

Regards,

Frants Attorp
Salt Spring Island

Reimagining Growth on Gabriola



Conventional RURAL HOUSING
- (CURRENTLY ALLOWED IN ZONING)



RURAL SUBDIVISION
(CURRENTLY ALLOWED IN ZONING)



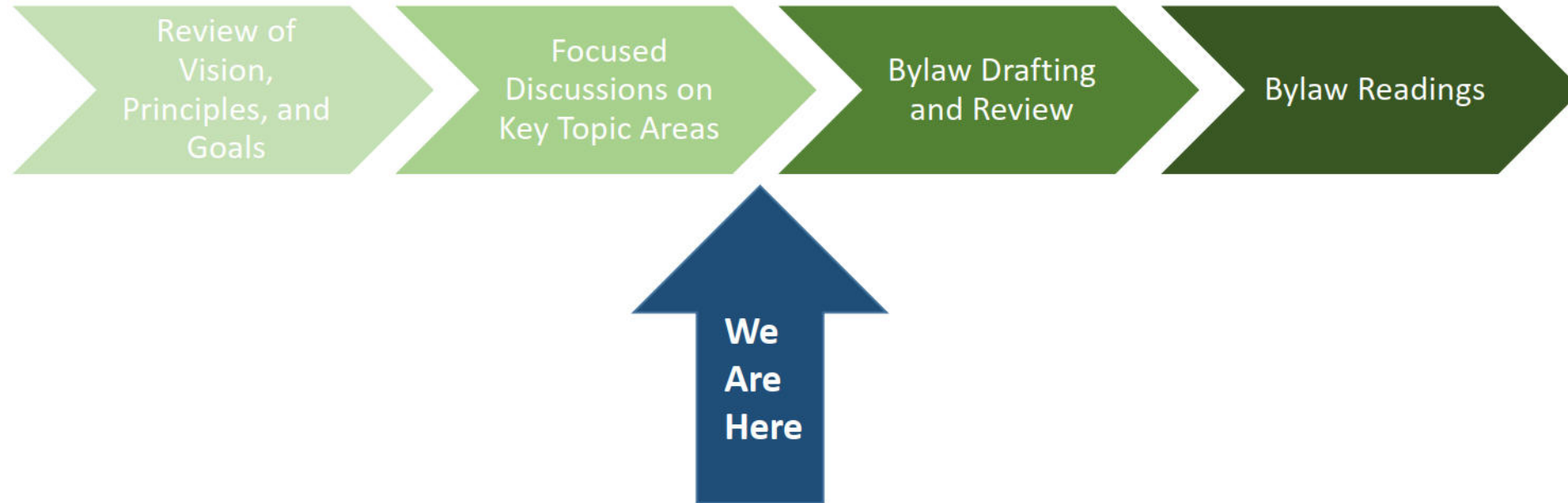
RURAL CLUSTER HOUSING
(COULD BE ALLOWED IN ZONING)

Reimagining Growth?

Reimagining growth means using data and land-use planning tools to reflect community values and address housing need.



Where Are We?



Reimagining Growth



Why Are We Here?

Purpose of today:

Explore how community values, data, and local knowledge can guide decisions about how to address housing need on Gabriola Island.



Reimagining Growth?

Presentation:

- *Background (how is growth accommodated now)*
- *Values*
- *Data available (nice maps)*
- *Land use planning tools and options*
- *Process for discussion*



How Is Growth Accommodated Now

Subdivision - 16 residential lots have subdivision potential = 45 new lots/90 new dwellings

Challenge = Does not guarantee affordable options. Most impactful type of residential development.

Rezoning for Special Needs, Seniors and Affordable Housing

Challenge = Limited options for rezoning for housing that is needed but does not fall into these categories.

Secondary Dwelling on parcels 2.0 Ha or larger (attached or detached)

Challenge = Limited opportunity on smaller lots closer to amenities, limited opportunity for land sharing.



How Is Growth Accommodated Now

Illegal housing is increasing



- There is currently a moratorium on bylaw enforcement on housing, but it won't last forever.
- Legal housing is safer, healthier, and more secure for residents.
- Continuing to allow non-compliant housing can lead to:
 - Unsafe or unhealthy living conditions
 - Environmental harm, including groundwater impacts
 - Negative effects on community character

VALUES - GAB 2050

Environment: Preservation, protection and restoration of the natural environment, in a changing climate.

Housing: There is a need for affordable and attainable housing on-island.

Healthy Vibrant and Connected Community: Gabriola residents want to move freely with ease using all forms of transportation.

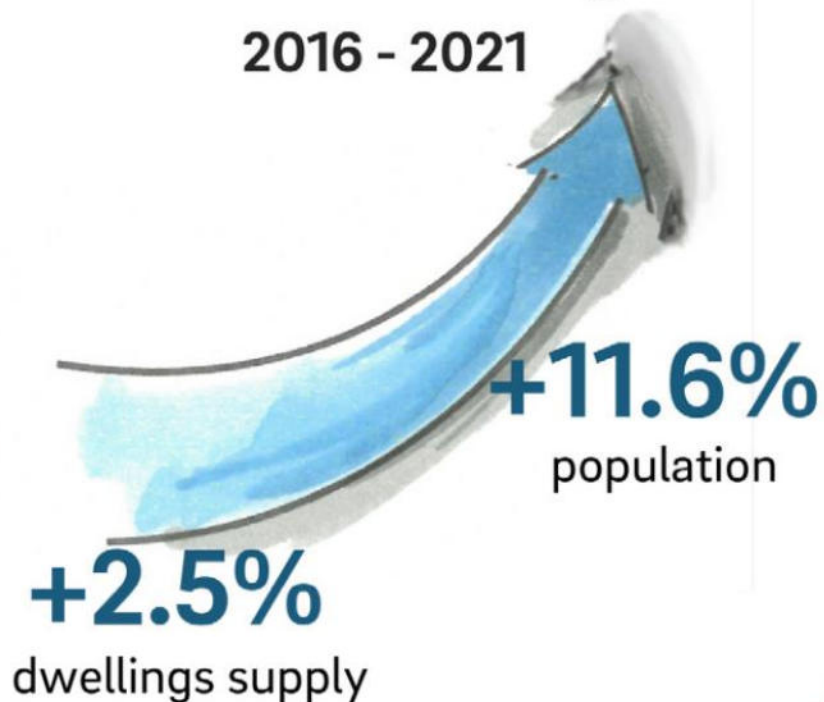
Reconciliation: Many places on Gabriola hold importance for First Nations and should be protected. First Nations interests should be supported.



DATA -Housing Need

Growth Changes

2016 - 2021



Housing Needs Projections:

5 Years = ~130-200+ units (TBD)

25 Years = ~725 – 1000+ unit (TBD)

Projections dependent on methodology used.

DATA- Build Out Potential

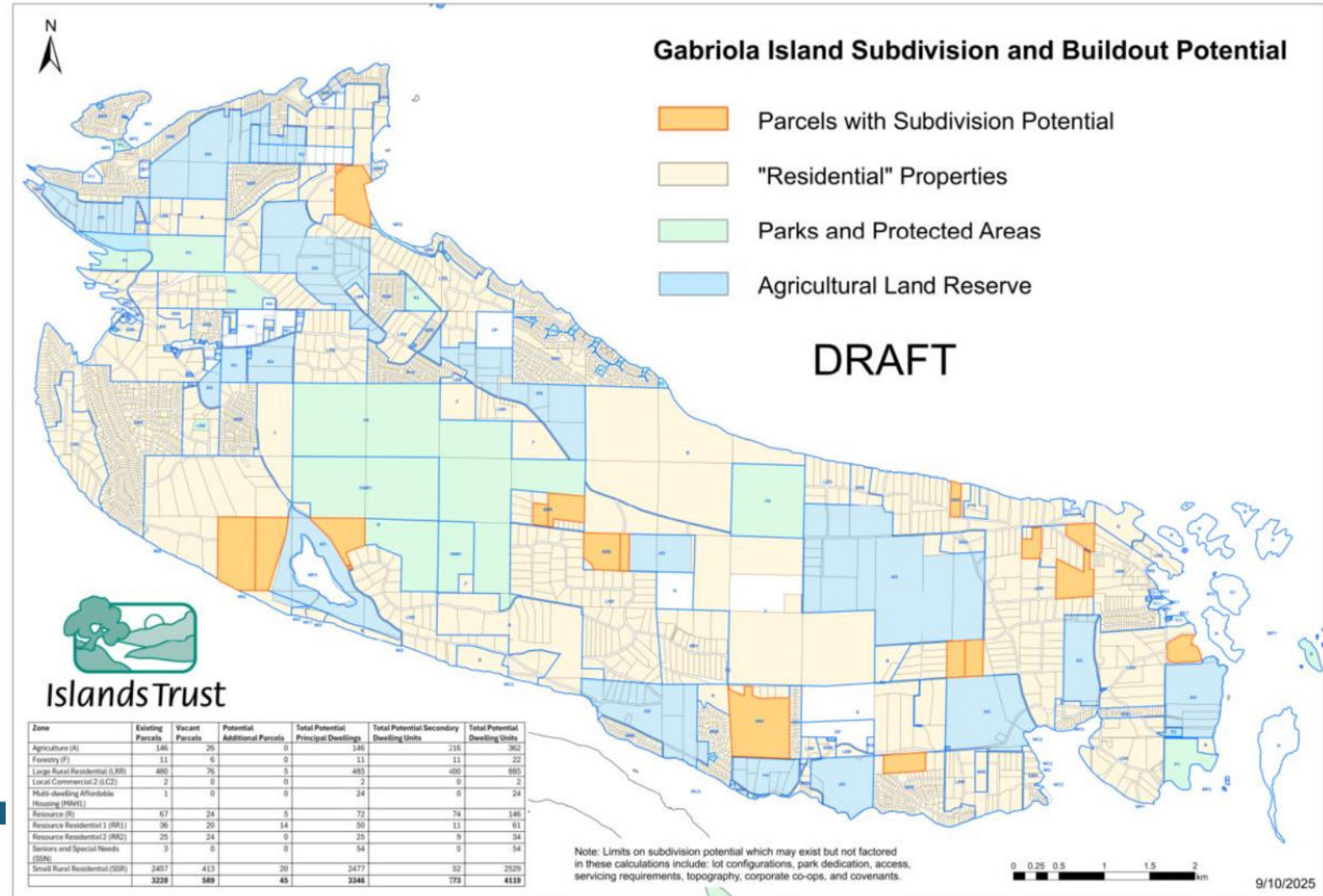
Current OCP assumes that existence of vacant parcels and subdivision/build out potential will accommodate growth needs.

Total Principle = 3300+

Total Secondary = ~750+

Total = ~4000+

Existing Dwellings = 3,062



Build Out Projects Do Not Address Need

Land is not truly available – Many lots are held for investment or seasonal use.

Land is not affordable – Market price of lot is out of range for many.

The cost to build is high – Construction costs limit who can build

Assumptions are outdated – Traditional approaches to land ownership (single family ownership).

OCP limits more affordable options – Limited opportunities for land sharing and rental.



DATA+ VALUES –Suitable Land

Use available data to determine where housing has the lowest impact:

Suitable Land Analysis:

- Ecosystem resiliency
- At risk ecosystems and species
- Dominant age of trees
- Groundwater Vulnerability
- Groundwater Recharge Potential
- Risk of Saltwater Intrusion
- Groundwater Well Density
- Proximity to Village

Other Data:

- 200m buffer from the sea
(addresses erosion, saltwater intrusion, cultural heritage protection)
- Distance from Village (connectivity)
- Distance from Gertie Bus Route
- Archeological data



Suitable Land Map 7



Gabriola Suitable Land Value



Parcels with Subdivision Potential

Transit Routes

Protected Areas

200m Upland

Additional Cultural Heritage Protection

Water Courses

Water Bodies

Agricultural Land Reserve

Distance from Village

0.00 - 1.00

1.00 - 2.00

2.00 - 3.00

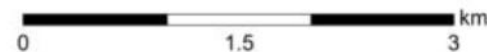
3.00 - 4.00

4.00 - 5.00

- Suitable Land Analysis is based on:
- Sensitive Ecosystems
 - Species & Ecological Communities at Risk
 - Dominant Age of Trees
 - Groundwater Recharge Potential
 - Watershed Resiliency
 - Risk of Saltwater Intrusion
 - Well Density
 - Road Adjacency
 - Steep Slope



Islands Trust



Date: 9/10/2025

PLANNING TOOLS AND OPTIONS

Rethink approach to:

- Subdivision
- Secondary Units
- Rezoning for Multiple Units

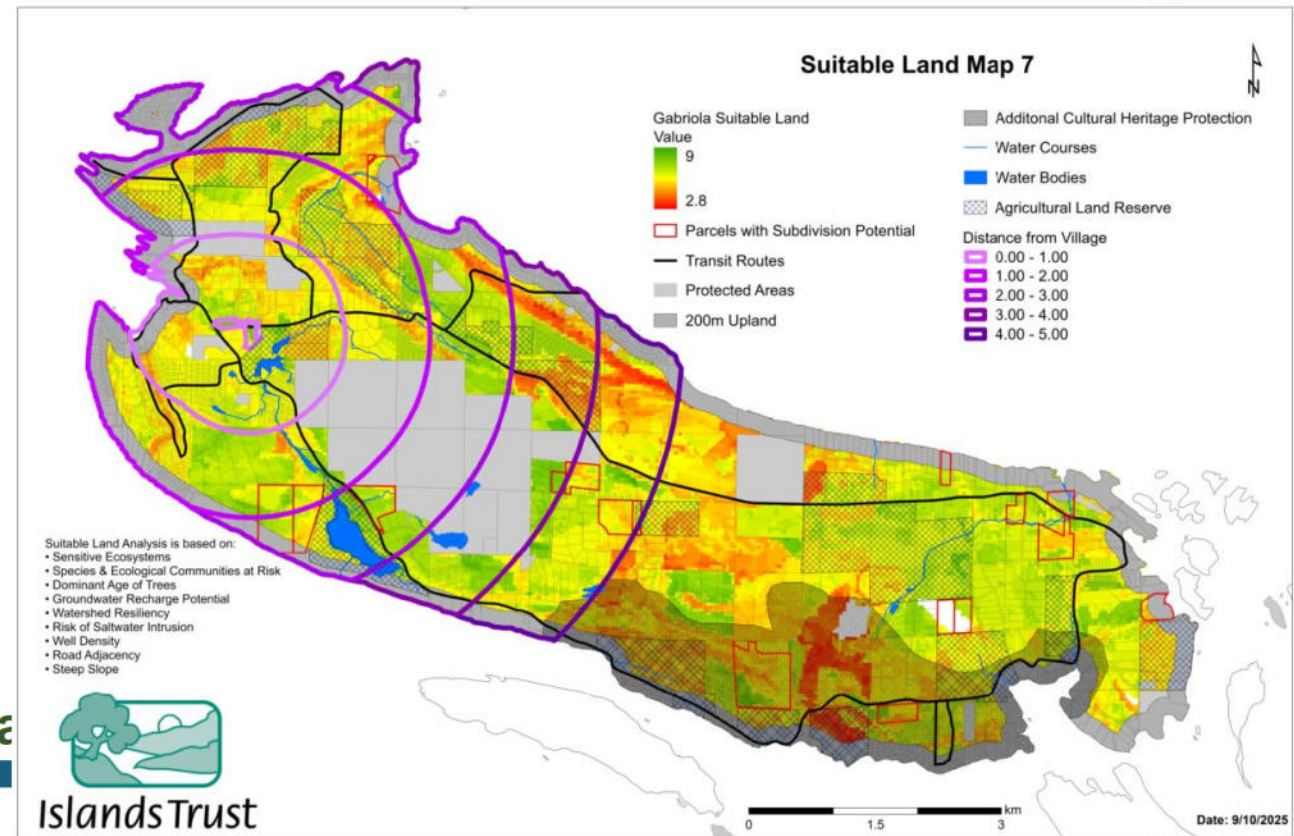


TOOL/OPTIONS - Subdivision Approach

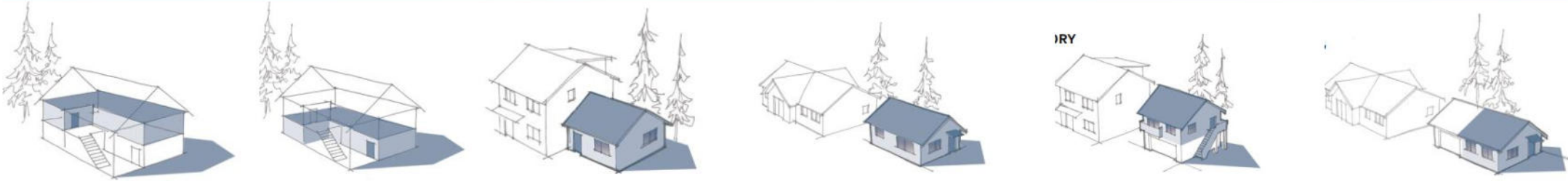
Option: Only allow subdivision in suitable areas or remove potential (except for affordable/attainable, special needs)

- Not within 200m from sea (high arch potential)
- Not in sensitive enviro or arch areas
- Not in critical aquifers
- Not in areas where impact on water is highest
- Close to amenities, trails and transportation

There are currently **90** potential additional units of housing in unused subdivision potential



TOOL - Secondary Dwelling Permission



What is a secondary dwelling unit?

A secondary dwelling unit is a small, self-contained home with its own kitchen, bathroom, and sleeping area, located on the same property as the primary house or commercial use. These can include:

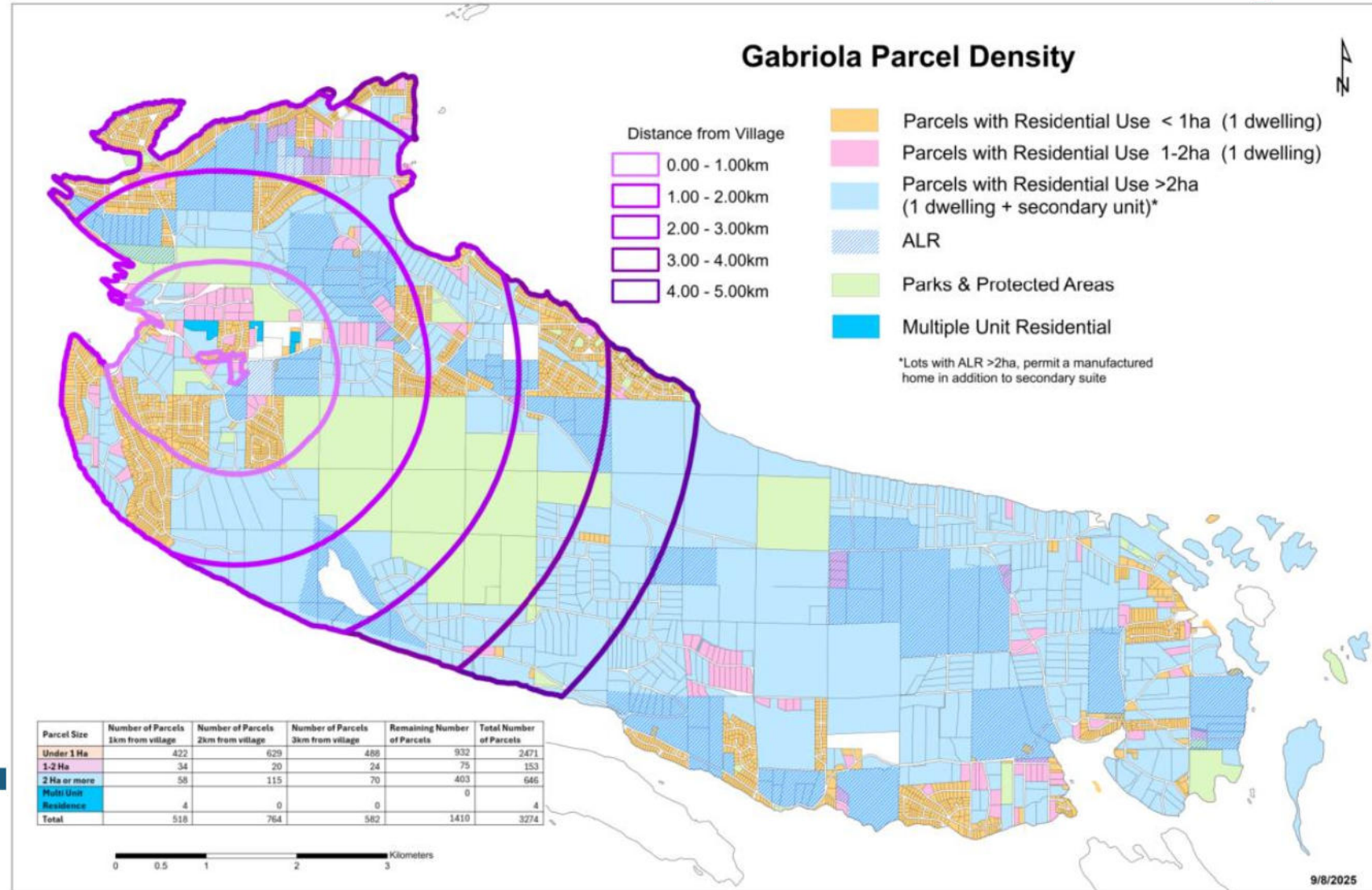
- **Secondary suites** – units inside the main house (e.g., basement or in-law suites)
- **Accessory Dwelling Unit (ADU)**– stand-alone units like garden suites, tiny homes on wheels, cob houses, or modular homes
- **Accessory residential unit (ARU)** – either a detached building or within a portion of a building, on the same lot as a non-residential principal use

OPTION -Expanding Secondary Dwellings

Currently Permitted = Secondary Dwelling on parcels 2.0 Ha or larger (attached or detached)

Challenge = limited opportunity on smaller lots closer to amenities, limited opportunity for land sharing

Opportunity = Increase opportunity for secondary dwellings in suitable areas



TOOL - Rezoning

Key Considerations for Rezoning for Additional Density

Community Need- Expand beyond seniors/special needs/affordable housing to include attainable housing for low–moderate incomes as well as alternative forms of housing (eg. mobile units).

Land Suitability- Assess potential impacts on Indigenous cultural sites, sensitive ecosystems, groundwater, sewage, and service access.

Building Size & Siting- Revisit policies to reflect community values.

Water- Require cisterns for all new builds to protect limited groundwater.



OPTIONS –Rezoning Alternative

Cluster Housing – Small homes on one lot (no subdivision); efficient land & infrastructure use; may need housing agreements & floor area limits.



RURAL CLUSTER HOUSING
(COULD BE ALLOWED IN ZONING) *

Small Unit Cluster Housing – Clustered tiny homes/manufactured/mobile units with shared facilities (e.g., laundry, common rooms).

Flexible Housing – Multiple dwellings allowed per lot, within a total floor area cap; no housing agreements required.

Density Bonus for Conservation – Extra units granted if land conservation criteria are met.



Reimagining Growth?

Reimagining growth means using data and land-use planning tools to reflect community values and address housing need.



Reimagining Growth?

Considering community values to address addressing housing needs includes considering :

Lower Impact Development

- Redistribution of existing density
- Reducing development impact in more sensitive areas
- Increasing development potential in areas of less negative impact

Values based decision making supported with data

- Consideration of type of additional density supported (subdivision focus on affordable/attainable)
- Suitable land/location (secondary dwellings/rezoning)

On site environmental protection

- Cistern requirements, siting and size of dwellings



RURAL SUBDIVISION
(CURRENTLY ALLOWED IN ZONING)



RURAL CLUSTER HOUSING
(COULD BE ALLOWED IN ZONING)

Why Are We Here?

Purpose of today:

Explore how community values, data, and local knowledge can guide decisions about how to address housing need on Gabriola Island.



Warm Up Question

What do you most value about living on Gabriola?

When you think about housing on Gabriola — whether your own experience or others' — what comes to mind?



Group Question – Round One

What community values or priorities should guide us when we think about growth pressures, change, and housing need?

How should these values guide decisions about where and how to accommodate housing need?



Group Question – Round Two

What opportunities do you see for supporting new approaches to housing (cluster housing, flexible housing, secondary units) in certain areas?

What concerns should the Local Trust Committee keep in mind?

Do the maps reflect your understanding of Gabriola? Are there areas where they miss something important, or where local knowledge suggests a different story?

