

From: Ken Gurr [REDACTED]
Sent: Friday, January 9, 2026 5:15 PM
To: Islands2050
Subject: RE: Trust Council review of TPS and Floor Area Ratio consideration

December 18, 2025

Dear IT Trustees:

I was not able to attend and register to speak at the December 2025 Trust Council meeting, so I am writing this letter to formally express my support for introducing the policy and planning tool of FAR (Floor Area Ratio) in the Trust Policy Statement.

I disagree with the interpretation of the Friends of the Gulf Islands as it was stated in the December 10th edition of the *Gabriola Sounder*, because in their assessment, they have a blind spot regarding FAR and its usefulness in encouraging right-sized housing function and sustainability in maintaining the character of these Gulf Islands.

Of course, there should be limits to growth, and a checklist or rubric with FAR when it comes to site-planning and conservation (environmental-footprint) values with smaller individual housing structures on larger lots, but I believe from my decades of living here and working with several home builders on Gabriola, we must change the status quo.

It has been a trend on all these southern Gulf (Salish Sea) Islands that larger properties have had wealthier owners building larger more opulent houses by typical island community standards. I have seen 4,000 to 6,000 square foot homes with infinity pools, elevators, bunker-style safe rooms and 4-car garages for two-person households. Accessory buildings are used for "toys" and for onsite caretakers while the owners are away at their other off-island residences.

Without some kind of limit-setting FAR, as the rich-poor-gap widens and oligarchy grows more extreme in all corners of the world, we will see more of these homes built on these island havens of nature and human culture. Is that the limit on future growth that is for the good of all British Columbians - in Trust? The Trust Area is peopled; it has always been peopled. But what

kind of community do we nurture that will carry the spirit and intent of the Trust into the future? When it comes to the TPS and updating how we place limits to housing structures based on the current reality and trends, that is the ultimate question.

FAR is a useful tool to wrestle with this! It may not be perfect; it will of course need some tweaking, but continuing to cling to an outdated notion that simple low-density policy = sustainability/rural character/ecosystem preservation, will surely bend the island's rural character and real estate transactions inexorably to one of exclusive bolt-holes for the rich and famous. And thus, these homes are only useful as homes built, sold and bought by others of this income bracket.

What becomes of our rural character, the Gulf Islands culture we want to see in the years ahead? I think FAR -- with some tweaks and qualifiers -- is a tool worth implementing.

Sincerely, Ken Gurr

c/o [REDACTED]

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