



DATE OF MEETING: February 13, 2024

TO: Denman Island Local Trust Committee

FROM: Narissa Chadwick, Island Planner (Regional Planning Team)

COPY: Renée Jamurat, Regional Planning Manager – Northern Team

SUBJECT: Housing Review Major Project – Endorsement and Authorization of project budget for Capacity Work Agreement with K’omoks First Nation

RECOMMENDATION

1. “That the Denman Island Local Trust Committee request staff to prepare a capacity work agreement between the LTC and K’omoks First Nation, for the purpose of engagement with the Nation on the Denman Island Housing Review Project.”
2. “That the Denman Island Local Trust Committee authorize the release of up to \$16,000 from the Housing Review Project 2023/2024 fiscal project budget for the purposes of entering into a capacity work agreement with K’omoks First Nation on the Denman Island Housing Review Project”

REPORT SUMMARY

This report provides the Denman Island Local Trust Committee (LTC) with background on the process that has been initiated with K’omoks First Nation (K’omoks) with respect to Trust Council, Hornby Island and Denman Island projects in order to encourage the release of up to \$16,000 through a capacity work agreement to K’omoks from the Denman Island Housing Review Project budget.

BACKGROUND

At their June 6, 2023 meeting, the LTC endorsed a project charter for the next phase in the Housing Review Project (see Attachment 1). This phase includes:

- Public engagement to identify housing options;
- Consideration of the environmental implications of housing options;
- Amendments to the OCP and the LUB to increase the number of permitted housing units to address housing need; and
- Identification of advocacy policies and other Housing Action Plan items

The Denman Island Housing Review Project Charter identifies that First Nations consultation will take place January-June 2024. A total of \$12,000 has been allocated to engagement and communication. \$6,000 has been allocated to legal review that may not be used by March 31st.

Engagement with K’omoks to discuss Islands Trust projects was initiated in September 2023. A meeting was held on January 18, 2024 with Islands Trust staff and K’omoks staff and council. K’omoks First Nation indicated that they are interested in engaging in further conversations on these projects.

Recognizing K’omoks Nation’s staff capacity challenges, staff are currently working on developing a capacity work agreement with K’omoks related to the Hornby OCP review process. Staff recommend the same be done to support the Denman Island’s Housing Review Project. Recent work with Squamish Nation regarding Gambier Island’s OCP process has demonstrated that the provision of capacity funds and support has enabled the Nation to carve out the time needed to provide input to the process.

ANALYSIS

Rationale for Recommendation

There is \$12,000 allocated toward engagement and \$6,000 to legal review. Less than \$1,000 in total has been used to date. It is anticipated that remaining costs associated with community engagement will be less than \$1,000 and there likely won’t be need for legal review until next fiscal. As a result, staff is recommending that up to \$16,000 be provided to K’omoks through a capacity work agreement. If the money is not spent by March 31st it will be placed into Islands Trust general reserve fund and the Denman Island LTC will no longer have direct access to it. By providing capacity funds related to the Housing Review Process, the LTC can help facilitate deeper engagement with the Nation.

Staff note that if Trust Council supports the Denman Island LTC’s business case for the 2024/25 continuation of this project, then additional funding will be available for First Nation engagement.

ALTERNATIVES

1. Request further information

The LTC could choose to request more information. Staff caution that if this is the direction chosen it may not provide enough time for staff to work with K’omoks on a capacity work agreement. This would lead to the loss of the 2023/24 funding . A total of \$15,000 has been requested for the 2024/25 fiscal year to support all funding needs including First Nations engagement.

2. Do not provide capacity support to K’omoks First Nation

If the LTC decides not to authorize capacity funds to support participation by K’omoks First Nation, it may be more challenging for them to engage with the project.

NEXT STEPS

If the recommendation is supported:

- Staff will draft a capacity work agreement to be reviewed by K’omoks First Nation;
- Capacity agreement will be signed by the Denman Island LTC and K’omoks First Nation;
- Capacity amount will be completed before the end of the 2023/24 fiscal year; and
- Staff will initiate engagement on the housing project as appropriate.

Submitted By:	Narissa Chadwick, RPP MCIP, Island Planner	February 1, 2024
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	February 5, 2024

ATTACHMENTS

1. Project Charter - updated

Denman Island Housing Review Project (Stage 2 Phase 1&2)- Charter v1

Denman Island Local Trust Committee (LTC)

Date: July 30, 2023 (update)

Purpose: **Phase 1** – Engaging the Denman Island Housing Advisory Planning Commission (HAPC), housing groups on Denman Island and community members to identify updates to the Denman Island Official Community Plan and Land Use Bylaw to increase housing options that address housing need **Phase 2-** Advancing policy and regulatory amendments that focus on increasing permitted number of housing units to address housing need while preserving and protecting the natural environment .

Background: Low diversity of housing types on Denman Island and low rental vacancy are the prominent housing challenges on Denman Island. The Denman Island LTC initiated a budget request to Trust Council for 2023/24 funding and allocation of staff time to address housing needs through amendments to the OCP and LUB. A budget of \$18,000 and Regional Planning Team time was allocated to this project for fiscal 2023/24. Of this, \$6,000 has been allocated to legal review and \$12,000 to the development of communication and educational information/community information meeting(s) and public hearing.

Objectives

Amending to the Official Community Plan and Land Use Bylaw to increase the number of permitted housing units to address housing needs of current residents of Denman Island.

In Scope

- Public engagement to identify housing options;
- Consideration of the environmental implications of housing options; and
- Amendments to the OCP and the LUB to increase housing number of permitted housing units to address housing need.
- Identify advocacy policies and other Action Plan items

Out of Scope

- Review of Development Permit Areas.
- Amendment of policies outside of the OCP and LUB

Workplan Overview

Deliverable/Milestone	Date
Phase 1	
Project initiation	July 2023
First Nations engagement	June – Dec. 2023
Review and prioritization of housing options by HAPC	July – Nov. 2023
Public engagement	Oct. – Dec. 2023
Suitable Land and Build Out Analysis	June – August 2023
Phase 2	
Housing Action Plan/ Bylaw Drafting	Jan. – June 2024
Public Engagement/ First Nations Consultation	Jan.- June 2024
Legal Review/ CIM	June – Sept. 2024
First Reading/referrals	Oct. 2024
Second Reading/Public Hearing/Third Reading/EC review	Oct. – Dec. 2024
Ministry Approval of bylaws	TBD
Bylaw approval	TBD

Project Team

Regional Planning Manager	Renée Jamurat
Regional Planning Team Member	Narissa Chadwick
Planning Team Assistant	Chloë Straw
GIS Tech	Jackie O’Neil
Housing Advisory Planning Commission	As Appointed

Budget

Budget Sources:		
2023/24	Engagement/Comm	\$12,000
	Legal Review	\$6,000
	Total	\$18,000