



DATE OF MEETING: July 20, 2023
TO: Gabriola Island Local Trust Committee
FROM: Narissa Chadwick
Southern Team
COPY: Robert Kojima, Regional Planning Manager
Renee Jamurat, Regional Planning Manager
SUBJECT: Gabriola Island OCP and LUB Review (Part 1)

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee endorse the Project Charter for the OCP and LUB Review Project (Phase 1).
2. That the Gabriola Island Local Trust Committee endorse the Business Case for the OCP and LUB Review Project (Phase 2)
3. That the Gabriola Island Local Trust Committee endorse Engagement Option 1: Focussed and Targeted Community Engagement Process.
4. That the Gabriola Island Local Trust Committee request staff to provide options for engaging a First Nations in the OCP and LUB Review Project (Phase 1 and Phase 2).
5. That the Gabriola Island Local Trust Committee refer the July 20th staff report to the APC for feedback by September 1, 2023 on the engagement strategy, identification of groups for targeted engagement and communications (Phase 1).
6. That the Gabriola Island Local Trust Committee refer the materials related to the *Housing Options and Impact Review Process* for review and feedback to the APC by January 2024.
7. That the Gabriola Island Local Trust Committee request staff schedule an orientation meeting for the APC to review the term of reference for their participation in the Gabriola Island OCP and LUB Review and collect feedback on the engagement strategy and communications (Phase 1).
8. That the Gabriola Island Local Trust Committee request staff schedule an orientation meeting for the HAPC to review the terms of reference for their participation in the Gabriola Island OCP and LUB Review (Phase 1).
9. That the Gabriola Island Local Trust Committee request staff schedule a soft launch of the project in September 2023, and develop the related messaging and communications materials.

REPORT SUMMARY

The purpose of this report is to initiate the Gabriola Island OCP and LUB Review Project (Phase 1) through the presentation of a draft project charter (Attachment 1) for LTC for endorsement. Other supportive materials provided include a public engagement options table (Attachment 2) and Terms of Reference for the Housing Advisory Planning Commission (HAPC) (Attachment 3) and the Advisory Planning Commission (APC) (Attachment 4). The report also presents the business case for the 2024/25 fiscal (Attachment 5) which will need to be endorsed by the LTC in order to be forwarded to the Regional Planning Committee for their review and endorsement in September.

BACKGROUND

In March 2023 a business case for \$18,000 supporting the “Gabriola OCP and LUB Targeted Review Project (Phase 1)” was approved by Trust Council. The project was proposed to address: strengthening relations with First Nations; updating the OCP and LUB which have not been substantially updated since 1997 and 1999 respectively; and, aligning with advances to the Islands Trust Strategic Plan Objective “to preserve and protect marine ecosystems” and “preserve, protect and advocate for forest and terrestrial ecosystems”.

In anticipation of the initiation of the Gabriola’s OCP and LUB Review Project, a meeting was held on February 23, 2023 for the HAPC and the APC. At the meeting staff provided an overview of Land Use Planning and the role of the Official Community Plan (OCP) and the Land Use Bylaw (LUB). Phase 1 of the Project was identified as the “pre-project phase” with Engagement with First Nations and the Community being the primary focus.

At the February 23rd meeting participants expressed interest in a grassroots approach to community engagement. There was also interest expressed in hiring an Indigenous consultant to assist with First Nations engagement. Participants discussed a variety of options for engagement, and identified many different interest groups on Gabriola that would likely want to participate. A number of these groups have done previous work that could contribute to understanding where the community is and visions for the future. Defining community values and vision for the future as a first step in the OCP/LUB review process was a key theme.

Staff time was redirected for a short period of time to exploring the possibility of the Gabriola LTC applying for Canadian Mortgage and Housing (CMHC)’ s Housing Accelerator Fund in light of work that had been done as part of the Housing Options and Impacts Review which was initiated in 2019. The HAPC played a significant role in the creation and implementation of engagement activities resulting in the development of the “Gabriola Housing Matters” Report (GHMR). A staff report was presented at the July 29, 2021 LTC meeting recommending that Gabriola Island LTC prepare a draft business case for a multi-year land use planning program to implement recommendations made in the “Gabriola Housing Matters”. This direction was not realized.

The staff recommendation to not pursue the Housing Accelerator Fund at this time was supported by the LTC. The LTC also supported the staff recommendation to make housing a first priority for the OCP/LUB review. At the May 11, 2023 meeting the LTC passed the following resolution:

“That the Gabriola Island Local Trust Committee request staff to develop a project charter for the OCP/LUB review which focusses on housing as the first priority”.

ANALYSIS

Informed by the discussion that took place in February 2023, staff review of the Housing Options and Impacts Review project and considering the LTC direction regarding housing being a first priority for the OCP/LUB review staff are recommending two concurrent processes for the Gabriola's OCP and LUB Review Project (Phase 1):

1. Housing Policy Review
2. Public Engagement in identification of values and creation of a community vision for 2050

Housing Policy Review – HAPC Process

Staff recommend the housing policy review begin with the review of recommendations coming out of the Housing Options and Impacts Review project. This includes review of the Gabriola Housing Matter Report, related staff reports and other relevant materials (e.g. the draft Islands Trust Housing Toolkit). Staff recommend the Housing Advisory Planning Commission (HAPC) be requested to review these materials and provide a list of recommended OCP and LUB amendment options to the LTC. Staff also recommend that the LTC request the HAPC propose an engagement process related to the review of options related to housing. This process will enable staff to move forward with drafting housing related amendments ahead of other amendments. A terms of reference for the HAPC is contained in Attachment 4. Staff recommend related feedback to the LTC be received no later than January 2023.

Community Values and Vision for 2050 – Community Engagement Process

The focus of this process will be to identify community values and vision for 2050 as a whole while identifying options and opportunities in specific subject areas. The community will be invited to contribute in a variety of ways leading to the creation of a Gabriola community values and vision document which will help to guide the OCP/LUB review process. Attachment 2 identifies three options for engagement. Each option includes: a launch to identify what the process is about and what to expect (proposed for September); a kick off meeting; an online survey; First Nations engagement; and, a final open house with graphic facilitator. The recommended "Option 2: Focused and Targeted Community Engagement Process" involves focussed engagement through interest groups. Interest groups will be sent an invitation for engagement with an input framework to help focus their submission. Groups that self identify will also be invited to participate and be provided the framework upon request. Information will also be available online.

Staff recommend the APC be requested to play a steering committee role. This role will involve helping identify interest groups to engage and ways for disseminating information; helping the LTC identify communications options; and assisting with the review of process inputs to identify content for a final community vision document. A terms of reference for the APC is contained in Attachment 2.

Staff will be developing a work plan for Phase 1 which will be shared with the HAPC and APC to help them with scheduling meeting times that are consistent with project deliverables.

Gabriola OCP and LUB Review Project (Phase 2)

Gabriola's OCP and LUB Project (Phase 2) will provide the opportunity to advance a number of interests including: First Nations reconciliation, affordable and attainable housing, preservation of terrestrial and marine ecosystems and freshwater sustainability. Priorities for Phase 2 will be informed by the community values and visions discussions in Phase 1. The business case for Phase 2 includes budget for public consultation, First Nations engagement and data and mapping updates required for updating Development Permit Areas.

Project Engagement Timeline (Phase 1 and 2 Estimation)

Action	Fall 2023	Winter 23/24	Spring 24/25	Summer 24/25	Fall 24/25	Winter 24/25
FN Engagement						
Initial letter	letter sent, staff to follow up					
Initial engagement						
Continued engagement						
HAPC Engagement						
Phase 1	Review of previous work and provide recommendations					
Phase 2			Options identification and bylaw amendment review			
APC Engagement						
Phase 1	Steering Committee Role					
Phase 2			Steering Committee Role continued			
Community Engagement						
Launch						
Visions and Values Discussions		In small groups and through open houses				
Survey Process						
CIMs				Community Information meetings as needed		

ALTERNATIVES

1. Do not involve the HAPC in review of previous project materials

The LTC could choose not to involve the HAPC in a review of previous project material. The HAPC would be limited to participating in a similar way as other interest groups and would be invited to provide input to the values and visions process.

2. Do not involve the APC in a steering committee role

If the LTC chooses not to involve the APC in a steering committee role staff recommend that the LTC consider appointing a group of community members to a steering committee to be formed to support this project.

3. Choose a public engagement approach that is alternative that that recommended by staff

The LTC could choose to support a process that is different to Options 2: Focused and Targeted Community Input. If the LTC chooses this options they will need to provide clear direction to staff on the preferred approach by either choosing Option 1 or 3 or something different from those options.

NEXT STEPS

If all of the staff recommendations are supported staff will:

- Develop a work plan based on the Project Charter;
- Submit the Business Case to the Regional Planning Committee for review;
- Explore options for engaging an Indigenous facilitator to assist with First Nations engagement;
- Schedule orientation meetings for the HAPC and APC;

- Refer relevant materials to the HAPC and the APC;
- Develop messaging and communications materials for soft launch of project; and
- Schedule a soft launch of the project in September 2023.

Submitted By:	Narissa Chadwick, RPP MCIP, Island Planner	July 7, 2023
Concurrence:	Renée Jamurat, RPP MCIP, Regional Planning Manager	July 10, 2023

ATTACHMENTS

1. Project Charter
2. Engagement Options
3. APC Terms of Reference
4. HAPC Terms of Reference
5. Business Case

Gabriola Island OCP and LUB Targeted Review Project (Phase 1)- Charter v1

Gabriola Island Local Trust Committee (LTC)

Date: July 20, 2023

Purpose: To engage the First Nations, Gabriola community, community organizations, and other relevant groups in the identification and prioritization of community values and vision to inform the review of the Official Community Plan and the Land Use Bylaw Review.

Background: The Gabriola OCP has not been updated since 1997 and the LUB since 1999. The Gabriola Island OCP and LUB Comprehensive Review will address a number of issues of importance to the Gabriola Community. Effective community engagement will help to identify the vision and values of the community to guide the OCP and LUB review process. Some of the key interests previously identified include: engagement of First Nations, preservation and protection of marine ecosystems, and forest protection. Housing was identified by the LTC as a priority of focus. \$18,000 has been allocated to this project from the 2023/24 Trust Council Budget.

Objectives

Engagement of First Nations, the Gabriola community, community organizations, and other relevant groups in the development of community values and vision to inform the review of the OCP and LUB.

In Scope

- First Nations Engagement.
- Public education and engagement activities.
- Creation of a Gabriola values and vision document.
- Identification of options for housing related bylaw amendments

Out of Scope

- Bylaw drafting

Workplan Overview

Deliverable/Milestone	Date
Project initiation	July 2023
Initial First Nations consultation	July – Dec. 2023
Suitable Land And Build Out Analysis	July – Sept. 2023
Initiation of APC and HAPC work	July/August 2023
APC/HAPC/Community organization engagement	Sept – Jan. 2023
Public Education (What is the project about? How to get involved)	Sept. – Oct. 2023
Public engagement	Oct. – Jan. 2023
Suitable Land and Build Out Analysis	June – August 2023
Compiling baseline/technical information for OCP/ LUB review	August – Dec. 2023
Compiling Vision and Values Document	March - May 2024
Phase 2 of Project Initiated	May/June 2024

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
Advisory Planning Commission	As Appointed

Budget

Budget Sources:		
2023/24	Public Engagement	\$6,000
	FN Engagement	\$4,000
	Communications	\$8,000
	TOTAL	\$18,000

Gabriola Vision 2050 – Engagement Plan Draft Options

Fiscal 2023/24

Fiscal 2024/25

Project Phase	Purpose of Engagement	Processes/Options	Resources and Budget
1. Laying the Groundwork Sept/October 2023	INFORM Identifying what project is about and how to get involved	<ul style="list-style-type: none"> - Development of key messaging - Development of “poster” to send on social media and online - Information launch Sept 9 at Gabriola Farm to Table Event 	<ul style="list-style-type: none"> - Staff time
2. Vision and Values Identification October 2023 – March 2024	INVOLVE Community relationship building and envisioning of community’s future	OPTION 1 - Open Community Process Open engagement <ul style="list-style-type: none"> - open call to community groups to organize micro-events - documentation and recording of events through photographs, art and writing Kick-off meeting- September Online engagement <ul style="list-style-type: none"> - input framework available online but not required. - online survey First Nations Engagement TBD based on FN feedback Final Open House - Open house toward end of process for groups to present vision and recommendations (March) HAPC – Review of previous work for housing APC – Review of outcomes to identify OCP priorities	\$ 6000 – event expenses \$8000 – communication expenses \$4000 – FN engagement expenses. Staff time - further refine approach , work with trustees and APC to define communications, help with messaging, manage procurement processes, developing survey,
		OPTION 2 – Structured Community Engagement Process Engagement through stakeholder groups <ul style="list-style-type: none"> - Invitation for engagement and feedback sent to all Gabriola 	\$6000 – meeting and event expenses. \$5000 communications TBD \$3000 – graphic illustrator for final open house \$4000 – FN engagement

		<p>interest groups with input framework</p> <p>Steering Committee- APC to support process</p> <p>First Nations Engagement</p> <ul style="list-style-type: none"> - TBD based on FN feedback <p>Online Engagement</p> <ul style="list-style-type: none"> - Online survey - Input framework available online <p>Kick-off meeting -Community open house to gather feedback</p> <p>Mid- process Open house - Open house in the mid process to bring groups together and invite other community members (Nov. 30, 2023)</p> <p>Final Open House - Open house at end of process (March)</p> <p>HAPC – Review of previous work for housing</p> <p>APC – Review of outcomes to identify OCP priorities</p>	<p>Staff time – developing survey, sending information to groups, work with trustees and APC to define communications, help with messaging, manage procurement processes.</p>
		<p>OPTION 3 – Focussed Process</p> <p>LTC Appoints special APCs</p> <ul style="list-style-type: none"> - Special APCs appointed for different subject areas - APCs will be responsible for identifying options and priorities for OCP/LUB in specific areas - APCs will be provided terms of reference - Staff will provide information and support to APCs <p>First Nations Engagement -Engagement</p> <p>Online engagement</p> <ul style="list-style-type: none"> - Online survey 	<p>\$6000 – communications</p> <p>\$4000 – APC support</p> <p>\$4000 – FN engagement</p> <p>Staff time – developing survey, sending information to groups, work with trustees and APC to define communications, help with messaging, manage procurement processes.</p>

		<ul style="list-style-type: none"> - Input framework available online <p>Kick-off meeting - Community open house to introduce project and answer questions, introduce survey</p> <p>Mid-term meeting – Community open house to gather feedback</p> <p>Final Open House – Community open house to report back on what was heard</p> <p>HAPC – Review of previous work for housing</p> <p>APC – Review of outcomes to identify OCP priorities</p>	
<p>3. Identifying Options (Phase 2)</p> <p>June – October 2024</p>	<p>CONSULT</p> <p>Options for OCP/LUB review identified as informed by visions process.</p>	<ul style="list-style-type: none"> - Open house June presentation of options - Public invited to provide comment online - Options sent to APC for review - Early referrals 	<p>\$3000 – consultation</p> <p>\$6000 – FN engagement</p>
<p>4. Bylaw Drafting</p> <p>November 2024 – April 2025</p>	<p>CONSULT</p> <ul style="list-style-type: none"> - related Legislative Process 	<ul style="list-style-type: none"> - Community Information Meetings - referrals 	<p>\$4000 – legal review</p> <p>\$3000 – CIM/PH</p> <p>\$10,000 – mapping and technical work</p>



Housing Advisory Planning Commission
Terms of Reference
June 2023

The Gabriola Island Trust Committee [Advisory Planning Commission Bylaw No. 296](#) permits the appointment of an Advisory Planning Commission to advise on matters of land use, community planning, or proposed bylaws and permits, pursuant to the *Local Government Act*, that are referred to it by the Local Trust Committee (LTC).

This Terms of Reference guides the purpose and roles of the Gabriola Island Advisory Planning Commission (APC) to advise the LTC on matters related to the 'Gabriola OCP and LUB Review (Phase 1)'. The roles, responsibilities and procedures of the APC are also pursuant to Bylaw No. 296 and should be referred to separately.

1. Purpose

The APC is a select committee to the Gabriola Island Local Trust Committee (LTC) with final decisions in all matters brought before the APC resting with the LTC.

The role of the APC in the Gabriola Island OCP and LUB Review Project (Phase 1) is to:

- a) Assist the LTC with the development and support of an engagement process for the Gabriola Island OCP and LUB Review Project (Phase 1);
- b) Act as a steering committee to provide support to the Gabriola Islands OCP and LUB Review Project (Phase 1). This involves:
 - i. Identifying interest groups to engage;
 - ii. Helping disseminate information to interest groups;
 - iii. Identifying options for communications related to the project;
 - iv. Identifying questions to staff and LTC that the community may have related to the process; and
 - v. Assisting with the review of process inputs to identify content for final visions document
- c) Participate in LTC sponsored community consultation events.

2. Work Plan Overview

- a) **Summer 2023 staff orientation meeting with APC** – to include review of engagement options and discussion of communication options for report back to the LTC at the September meeting.
- b) **September** – providing feedback to staff regarding list of organizations to engage and ways to disseminate information regarding engagement process.
- c) **Subsequent Commission Meetings** – to be determined by the APC to address referrals made by the LTC.

3. Duties and Responsibilities

- a) Pursue any other matters referred to the APC by the LTC and report back to the LTC expeditiously, as required.
- b) All deliberations of the APC must take place at a meeting of the APC and such meetings must be open to the public.



Housing Advisory Planning Commission Terms of Reference June 2023

The Gabriola Island Trust Committee [Advisory Planning Commission Bylaw No. 296](#) permits the appointment of an Advisory Planning Commission to advise on matters of land use, community planning, or proposed bylaws and permits, pursuant to the *Local Government Act*, that are referred to it by the Local Trust Committee (LTC).

This Terms of Reference guides the purpose and roles of the Gabriola Island Housing Advisory Planning Commission (HAPC) to advise the LTC on matters related to the 'Gabriola OCP and LUB Review (Phase 1)'. The roles, responsibilities and procedures of the APC are also pursuant to Bylaw No. 296 and should be referred to separately.

1. Purpose

The HAPC is a select committee to the Gabriola Island Local Trust Committee (LTC) with final decisions in all matters brought before the HAPC resting with the LTC.

The role of the HAPC in the Gabriola Island OCP and LUB Review Project (Phase 1) is to:

- a) Review the Housing Options and Impact Review Project report and related materials to recommend options for OCP and LUB amendments;
- b) Review the Island Trust Housing Toolkit for additional options to recommend for OCP and LUB amendments;
- c) Develop an engagement process related to the review of options related to housing;
- d) Participate in LTC sponsored community consultation events related to the OCP and LUB Review Project.

2. Work Plan Overview

- a) **September 2023 staff orientation meeting with HAPC** – to include review of Housing Options and Impact Review Project outcomes, Housing Toolkit, and work plan.
- b) **Subsequent Commission Meetings** – to be determined by the APC to address referrals made by the LTC.
- c) **January 2023** – Provide feedback to LTC regarding vision for housing, options for OCP and LUB Amendments and engagement process for reviewing housing options.

3. Duties and Responsibilities

- a) Pursue any other matters referred to the APC by the LTC and report back to the LTC expeditiously, as required.
- b) All deliberations of the APC must take place at a meeting of the APC and such meetings must be open to the public.



Budget Funding Request Short-Form Business Case

Completion of this form initiates a request to the management team for allocation of budget funds. The form is to be completed and submitted at the start of the decision making process. The business case forms part of the Annual Budget Process (refer to Islands Trust Council Budget Process Policy 6.3.i).

TO BE COMPLETED BY INITIATOR

<p>Initiated by: Narissa Chadwick On behalf for the GB LTC</p>	<p>Budget Source (select all that apply):</p> <p>Specific Project Funding (select all that apply)</p> <p><input checked="" type="checkbox"/> Third Party Contractors</p> <p><input checked="" type="checkbox"/> Staff Travel Expense</p> <p><input type="checkbox"/> Staff Overtime Expense</p> <p><input type="checkbox"/> New Staff Member – Temporary for project</p> <p><input type="checkbox"/> Computer Hardware/Software</p> <p><input type="checkbox"/></p> <p>Furniture & Equipment</p> <p><input type="checkbox"/></p> <p>Computer Hardware/Software/Supplies</p> <p><input type="checkbox"/></p> <p>New Staff Resources (see Staff Costing Tool)</p> <p><input type="checkbox"/> Permanent</p> <p><input type="checkbox"/> Temporary</p> <p><input type="checkbox"/> Temp Duration: _____</p> <p>Other – please describe: Consultants, Honoraria for <input checked="" type="checkbox"/> First Nations for on-going meetings and participation, technology, mapping, facility rental, engagement meetings and materials, printing, posting and distribution of communication materials.</p>
<p>Business Area: Gabriola Island Local Trust Committee – LTC projects</p>	
<p>Name of Request: GB LTC – Gabriola OCP and LUB Review Project (Phase 2)</p> <p>2024-2025 - \$25,000</p>	
<p>Date of Funding Request: September XX, 2023</p> <p>GB LTC Resolution: September XX, 2023:</p>	<p>Funding Required for (date range): April 2024 – March 31, 2025</p>

ISSUE/OPPORTUNITY:

The Gabriola Island OCP and LUB has not been substantially updated since 1997 and 1999 respectively. The review will substantially update the bylaws addressing a number of Islands Trust Strategic objectives and emerging issues. As the first substantial OCP/LUB review undertaken by the regional planning team the project and resulting bylaw amendments will serve as a model for other LTC OCP/LUB reviews.

The OCP and LUB review (Phase 2) will provide the opportunity to advance Islands Trust Strategic Interests related to:

- First Nations Reconciliation - the project will involve developing a process to engage First Nations at the front end of the project to identify how they would like to be involved and then integrating FN perspective as appropriate. This will involve hiring a First Nations engagement specialist.
- Addressing affordable and attainable housing- the project prioritizes housing.
- Preservation of ecosystems both terrestrial and marine – the project will involve reviewing DPAs. The work will begin with reviewing the suitable land analysis that is currently being developed. It will required to update mapping and geospatial data.
- Advancing objectives of the Freshwater Sustainability Strategy related to freshwater sustainability and the health of the watershed- the project will consider work that has been done for Galiano and North Pender to create an aquifer protection DPA and update proof of water regulations
- Development of a process (including public engagement) and bylaws that could serve as a model for other LTC OCP/LUB reviews.

The OCP and LUB review process will be informed by the OCP and LUB Review (Phase 1). The first phase of the project involves:

- Early First Nations Engagement
- A community engagement process contributing development of draft Gabriola Vision 2050
- \$18,000 was allocated to this phase of the project
- The development of a draft Gabriola Vision 2050 document

The LTC is seeking the funds to support the second phase with this business case.

PROJECTED RESULTS/DELIVERABLES:

Vision and Values Document Completion		
Graphic Design for Gabriola Vision 2050 document	Spring 2024	\$2,000
Public Consultation/Legal Review		
Series of CIMs on specific priorities	Spring/Fall/Winter 2024/25	\$3000
Legal Review	Summer 2024	\$4000
First Nations Engagement		
TBD based on FN input	Spring/Fall/Winter 2024/25	\$6000
Mapping/Data		
Data and mapping updates for updating DPAs	Fall/Winter/Spring 2024/25	\$10,000
Project Total		
Without Water Availability Assessment		\$25,000

Water Availability Assessment Addition to Project*

Water Availability Assessment		
Data and Mapping	Fall/Winter/Spring 2024/25	\$50,000
Project Total		
Project Total with Water Availability Assessment		\$75,000

*Staff recommend a water availability assessment be done to contribute to the suitable land analysis which will help to determine where groundwater sustainability is most vulnerable to increased impact. Staff is recommending this work be done as a Regional Planning Committee project. In this case Gabriola will be a priority. If it is not done as a Regional Planning Committee project staff encourage it to be part of the budget request for the OCP/LUB review.

ALLOCATION OF STAFF TIME:

Estimation: 0.25 FTE Regional Planning Team Project Manager
 0.10 FTE Regional Planning Team Support
 0.20 Senior Freshwater Specialist (SFWS) – (may be part of Trust Council project)
 0.10 Mapping

RISK ASSESSMENT:

- Factors potentially affecting the timing of project deliverables:
 - Regional Planning Team capacity to manage the project in 2024/2025 ;
 - Capacity and available expertise to support mapping and data needs within the budget;
 - Other staffs’ capacity to provide support to the project 2024/2025;
 - First Nation capacity and interest to engage may not align with project timelines;
 - Ability to retain an Indigenous consultant to assist with FN engagement.

ALTERNATIVES CONSIDERED:

Alternative 1: No Visions Document

Benefit – reduced budget by \$4000, some staff time reduced
 Challenge- community work will not be as effectively communicated and celebrated

Alternative 2: No hiring of Indigenous Consultant

Benefit – reduced budget by \$3000
 Challenge – engagement will not be as in depth, may not end up with effective engagement, will still need budget to support alternatives, alternatives to be determined.

- Will require more staff time

Alternative 3: No Additional Data/ Mapping

Benefit – reduced budget by \$10,000, reduced time for SFWS and Mapping
 Challenge – will not be able to update DPAs in some cases

Alternative 4: Limited OCP/LUB review

Benefit – reduced budget by up to \$10,000 (depending on focus, data and mapping needs would be reduced)
 Challenge – a number of DPAs not updated, reduced time for SFWS and Mapping
 OCP/LUB timeline extended

Alternative 5: No Water Availability Assessment (may be part of Trust Council Project)

Benefit – reduced budget by \$50,000, reduced time for SFWS and Mapping
 Challenge – incomplete suitable land analysis

LTC will not be able to identify areas most vulnerable to increases in density and intensity of land use with

respect to supporting housing options.

CRITICAL SUCCESS FACTORS:

- Allocation of staff time
- Effective First Nations engagement process
- Effective mapping and data collection

RECOMMENDED OPTION:

The present funding request is for \$25,000 for fiscal 2024/25 (plus \$50,000 for water availability mapping if needed*) to allow the Gabriola Island OCP-LUB project to progress through Phase 2.

*may be added to business case developed by the Regional Planning Committee to support the advancement of the Freshwater Sustainability Strategy (FWSS)

COST/BENEFIT ANALYSIS:

Quantitative Analysis:

\$27,000 will be required for this LTC project if the Regional Planning Committee supports the development of water availability assessments trust wide. If not a total of \$77,000 will be needed to support the needs of Phase 2 to include a water availability assessment.

Qualitative Analysis:

If no action is taken, Gabriola Island forests, shorelines and indigenous heritage are at risk of continued degradation from future rural development and housing affordability will continue to be an issue.

PURCHASING PROCEDURE:

- RFP for consultant

PROPOSED IMPLEMENTATION STRATEGY:

- See Projected Results/Deliverables above.

Initiator Name and Title

Date

Reviewed by: Name and Title

Date