



Minutes of the Gabriola Island Housing Advisory Planning Commission

Date of Meeting: Thursday January 11, 2024

Location: Islands Trust Northern Office
700 North Road
Gabriola, BC

HAPC Members Present: Steven Earle
Felix Addison (via Zoom)
Emily Carson-Apstein
Ardyth Cooper
Jenni Gehlbach
Angela Pounds
John Woods
Dylan Wallinger (via Zoom)

Staff Present: Chloe Straw, Planning Team Assistant
Lisa Millard, Recorder

Others Present: There was one (1) member of the public present

1. CALL TO ORDER AND WELCOME

Steve Earle called the meeting to order at 3:31 pm. He acknowledged the meeting was taking place on the unceded territory of the Snuneymuxw First Nation.

2. APPROVAL OF AGENDA

By general consent, the agenda was approved as presented.

3. APPROVAL OF MINUTES

3.1 Gabriola Island Housing Advisory Planning Commission Minutes dated October 17, 2023 – for adoption

By general consent, the Gabriola Island Housing Advisory Planning Commission meeting minutes of October 17, 2023 were adopted.

3.2 Gabriola Island Housing Advisory Planning Commission Minutes dated November 15, 2023 – for adoption

By general consent, the Gabriola Island Housing Advisory Planning Commission meeting minutes of November 15, 2023 were adopted.

3.3 Gabriola Island Housing Advisory Planning Commission Minutes dated December 6, 2023 – for adoption

By general consent, the Gabriola Island Housing Advisory Planning Commission meeting minutes of December 6, 2023 were adopted.

4. EVALUATING OPTIONS IN THE HOUSING OPTIONS TOOLKIT

The Local Trust Committee (LTC) has requested feedback from the Housing Advisory Planning Commission (HAPC) to determine what regulatory changes might be considered during the Official Community Plan (OCP) and Land Use Bylaw (LUB) review project regarding housing. A summary table of zoning and policy options, taken from the Housing Options Tool Kit, was provided to the Housing Advisory Planning Commission for consideration. Options #1 to #21 were evaluated for consideration. The HAPC members' consensus for each of the options discussed was noted as follows:

1. Review and amend existing land zoned for affordable and/or multi-family development.
There are only three such existing zones on the island (e.g., Paisley Place).
Suggest making it easier to add more properties to that zone provided the word 'affordable' is included.
2. Review existing undeveloped or under-developed land zoned commercial/industrial.
Need to allow more than one dwelling on a commercial property.
3. Review existing definitions to remove "un-variable" restrictions.
No comments.
4. Permit secondary suites in some, or all, residential zones or areas of the island.
Expand the types of property where secondary suites are possible.
5. Permit secondary accessory dwelling units in some, or all residential zones or areas of the island.
Expand the types of property where accessory dwelling units are possible.
6. Permit alternative dwelling units that do not presently comply with BC Building Code, such as tiny homes on wheels.
Suggest that all are possible provided they meet water and septic requirements.
7. Permit duplexes, rooming houses, boarding houses, and flex housing.
Remove the restriction on number of people provided they meet water and septic requirements.
8. Zone suitable land for a serviced manufactured home, tiny home, or residential RV park.
Investigate the possibility if they meet water and septic requirements and include affordability requirements.

9. Permit the construction of multiple dwelling units on a single lot (market).
The term “multiple dwelling units” is too vague.
10. Permit the construction of multiple dwelling units on a single lot (affordable).
The term “multiple dwelling units” is too vague.
11. Permit under-used or unviable commercial or other-zoned properties to be used as principal residential.
Not applicable to Gabriola.
12. Consider rezoning existing built commercial accommodation units for residential use in coordination with regulating short-term vacation rentals. Temporary Use Permitsⁱ could also be used in some situations.
Not applicable to Gabriola.
13. Introduce density bonus regulations that establish a base permitted density, as well as a provision for additional density in exchange for creation of affordable housing.
No.
14. Introduce density bonus regulations that establish a base permitted lot density, as well as a provision for additional density in exchange for the creation of affordable housing.
No.
15. Establish zoning that permits additional dwellings on a lot within a maximum total combined floor area for all dwellings.
No.
16. Increase the number of permitted residential units that can be built in certain areas.
Yes, in the Village area, with the limitations being water and septic and need to promote mixed-income developments.
17. Allow for flexibility of number of dwellings and/or dwelling type in exchange for conservation covenant.
Yes, but need further details.
18. Allow existing subdividable properties to be developed according to conservation design principles as a strata development while placing large portions of property in a conservation covenant.
Bare-land strata can be done here.
19. Encourage ecological and energy and water-efficient homes by allowing an additional dwelling unit if the owner builds to a higher ecological standard.
No comment.
20. Permit residential use above ground-floor commercial uses. Height limits could be raised to permit two storeys of residential above ground-floor commercial/industrial in specific locations.

Yes encourage it.

- 21. Limit the size of permitted dwellings in order to discourage undesirable forms of residential development and commercial accommodation uses in residential zones.
Yes to a community conversation about dwelling size limits.

Other comments included:

- The onus of building secondary suites should not go to new builders. Regulations should facilitate greater use of existing under-utilized residences and ease creation of secondary suites for those who wish to do so.
- The concept of single-family home is a very recent norm. It is greatly responsible for the unsustainable status quo we find ourselves in –other types of residences/styles of habitation need to be encouraged/facilitated to create a future different from the path we are on.
- Explore options that don't require subdivision like co-ownership agreements, stratification, etc. (these aren't within the jurisdiction of the Islands Trust, but they are little known). John Woods and Madeline Ani recently gave a seminar on co-ownership.
- Agree that it seems more important for sustainability considerations for there to be incentives/restrictions for preservation of trees and existing ecology on private lots rather than focusing on restricting size of accessory dwellings when there is no restriction on primary home size.
- Allowing small commercial retail within neighbourhoods (i.e. small general store type retail within neighbourhoods) in addition to farm stands/artist studios would create more walkable access to resources. Centralization of shopping resources means increased car use. Having neighbourhood-based retailers could encourage more sustainable and socially integrated community.

5. NEXT MEETING

The next meeting is scheduled for Thursday January 25, 2024 at 3:30pm.

6. ADJOURNMENT

By general consent, the meeting was adjourned at 5:00 pm

Steven Earle, Chair

Certified Correct:

Lisa Millard, Recorder