



Minutes of the Gabriola Island Housing Advisory Planning Commission

Date of Meeting: Thursday January 25, 2024

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

HAPC Members Present: Steven Earle
Felix Addison
Emily Carson-Apstein
Jenni Gehlbach
Angela Pounds
Dylan Wallinger (by electronic meeting)

Staff Present: Stephen Baugh, Island Planner
Lisa Millard, Recorder (by electronic meeting)

Others Present: There was 1 member of the public present

1. CALL TO ORDER AND WELCOME

Chair Earle called the meeting to order at 3:36 pm.

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 January 11, 2024 – for adoption

The following amendments to the minutes were presented for consideration:

- The date the meeting was held was January 11, 2024
- The correct spelling of Mr. Earle's first name is Steven
- The correct date of the adopted minutes was October 17, 2023

By general consent, the Gabriola Island Housing Advisory Planning Commission meeting minutes of January 11, 2024 were adopted (as amended)

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. At the January 11, 2024 HAPC meeting Options #1 to #21 were evaluated for consideration as potential recommendations. Discussion ensued regarding the Options #22 to #47 and the following comments from the HAPC were noted:

22. Introduce zoning that requires all or some portion of multi-family housing in a zone to be occupied only under residential rental tenure.
Yes provided this does not allow short term vacation rentals (STVRs).
23. Review and reconsider regulations that restrict secondary suites/ accessory dwelling units (ADUs) from becoming separate real estate entities through building strata subdivision.
No
24. Require provision of a certain number of workforce housing units as a condition of new development.
Need to change density rules on commercial zones and make the number of units proportional to the size of the development. The housing units should not necessarily be tied to employment. Workforce housing should not be dormitory units or substandard.
25. Ensure all commercial zones permit on-site workforce housing.
Same replay as #24
26. Identify and zone locations for off-site workforce housing.
Same reply as #24
27. Permit larger developments exclusively for elderly people, provided such is a defined use in the land use bylaw.
No
28. Introduce sufficiently flexible residential zoning provisions so that elderly people can stay on their properties longer.
No
29. Ensure that land in the Agricultural Land Reserve (ALR) is zoned to permit residential use in a manner consistent with current Agricultural Land Commission (ALC) regulations.
Investigate making Gabriola consistent with ALC. (Here it is restricted to a manufactured home and farmworkers only.)
30. Grant additional dwelling units for farmworker use or allowing additional dwelling units for such occupancy in return for restrictions on future subdivision potential.
No

31. Include statements and map designations respecting the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five years.
This is a factual statement.
32. OCP must include housing policies respecting affordable housing, rental housing and special needs housing. An LTC must consider the most recent housing needs report when developing or amending an OCP.
This is a factual statement.
33. LTCs seeking to expand available housing options should be mindful of population/growth limits.
Not enough information about population/growth limits to comment.
34. OCPs and LUBs across the Trust Area should contain a consistent definition of affordable housing.
Yes
35. Permit secondary suites in residential zones.
Yes
36. Permit ADUs in specific land-use designations.
Opinion that this already exists.
37. Permit ADUs in specific areas (e.g., Village area)
Opinion that this already exists.
38. Permit manufactured homes, recreational vehicles (RVs), and tiny homes.
Not enough information.
39. Proactively zone land for market-rate multi-family development
No
40. Proactively zone land for affordable multi-family development
Yes proactively create a zoning model.
41. Permit commercial zoned lots to be used for principal residential
No
42. Permit ADUs, Alternative Dwelling Units (AltDUs), secondary suites in non-residential zones as accessory to non-residential uses.
See No. 5
43. Allow multi-family zoning with a provision for additional unit density contingent on a specified provision of affordable housing.
Yes if designated affordable.

- 44. Allow increased lot density with a provision for additional lot density contingent on a specified provision of lots for affordable housing.
Yes if designated affordable.
- 45. Entertain rezoning applications for multi-family development contingent on the provision of affordable housing.
Yes if designated affordable.
- 46. Introduce flexible housing zones.
Not enough information.
- 47. Allow increased lot density (but ensure that those areas are in an OCP land use designation with the appropriate maximum lot density)
Possibly in Village area.

The Chair asked if any of the HAPC members had any other ideas to put forth for further discussion and the following points were made:

- Felix Addison stated she would like a stewardship education agreement for people that want to purchase land on the island. This concept could be available as an online course or an information kit and would facilitate an understanding of the values and aims of the OCP and land stewardship. Discussion ensued and Felix will forward her idea to the HAPC members for their information.
- It is important that the Local Trust Committee lobby for Gabriola to be included in the empty homes tax regulations, with revenue designated to affordable housing on Gabriola.

5. NEXT MEETING

The next meeting is scheduled for Thursday February 8, 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