



DATE OF MEETING: November 7, 2024
TO: Gabriola Island Local Trust Committee
FROM: Narissa Chadwick, Island Planner
Southern Team
COPY: Stephen Baugh, Island Planner
Renee Jamurat, Regional Planning Manager
SUBJECT: OCP Community Engagement

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee endorse the revised engagement direction related to topic focused discussions.
2. That the Gabriola Island Local Trust Committee allocate \$10,000 of the OCP/LUB review project budget to engagement with Snuneymuxw First Nation and direct staff to work with the Snuneymuxw First Nation staff on a capacity funding agreement.
3. That the Gabriola Island Local Trust Committee endorse the revised project charter.

REPORT SUMMARY

The purpose of this report is to:

- Provide an update on the community engagement process
- Provide summary of results from survey on draft principles and goals
- Introduce the opportunity to support Snuneymuxw First Nation with \$10,000 capacity funding
- Introduce the revised project charter for endorsement

BACKGROUND

To date, engagement on the OCP process has involved:

The Gabriola Vision 2050 process (September 2023 – April 2023). This process included:

- Development of a project webpage
- Social media posts, posters and postcards
- Community group-led engagement events
- Web-based survey
- Create and sharing of [Gabriola Vision 2050 What We Heard Report](#)

1. Outreach on OCP process, principals and goals emerging from Gabriola Vision 2050. This process included:
 - OCP engagement table at summer markets where 100+ community members engaged with staff and trustees.
 - A web-based survey which ran from July 2024 – October 2024. See summary of results below.

Summary of Principles and Goals Survey

Over 160 responses to the survey were received. Of these, just over 40% were 65+, just over 90% were property owners and about 50% identified that they have lived on Gabriola Island for over 10 years.

A presentation of the raw data collected from the survey can be found in Attachment 1.

Staff will be updating the draft principles and goals as needed based on the feedback.

Feedback on Draft Principles:


Principles reflect the community's values. They are intended to help align planning decisions with long-term vision and objectives of Gabriola residents. The survey asked:


***What do you like about the draft principles?
Is there any thing missing from the draft principles?***


The feedback on the draft principles shows strong overall support for their clarity, forward-thinking approach, and alignment with community values, particularly regarding environmental protection, community resilience, and inclusiveness. Respondents praised the emphasis on stewardship, biodiversity, and the inclusion of equity and Indigenous perspectives, though some called for clearer, actionable steps in these areas.


Concerns were raised about the practical implementation of the principles, with many requesting specific guidelines for equity, inclusiveness, and stakeholder involvement in decision-making. There were calls for greater clarity on addressing challenges such as population growth, housing, and ferry transportation, along with a desire for stronger strategies related to climate change and resilience.


Governance and community engagement were also focal points, with some respondents noting a lack of transparency in decision-making processes and calling for clearer objectives and direct actions. While some indicated that nothing was missing from the draft principles, there is a general desire for more detailed implementation plans and increased community participation in shaping the future of Gabriola Island.

 **Stewardship** - Responsible management and care of natural resources, ensuring sustainability for future generations. Protecting ecosystems, promoting sustainable practices, and engaging in conservation efforts.

 **Resilience** - Building a resilient community that can adapt and thrive in the face of climate change and other challenges. Safeguarding freshwater resources, promoting sustainable development, and preparing for emergencies.

 **Equity** - Fostering an inclusive community where all residents have equitable access to resources, opportunities, and services. Ensuring all voices are heard in decision-making processes.

 **Protection** - Safeguarding diverse ecosystems and cultural heritage. Protecting sensitive habitats, endangered species, and culturally significant sites.

 **Reconciliation** - Advancing Reconciliation with First Nations and Indigenous Peoples, recognizing their rights, and integrating their perspectives into land use and governance practices. Building respectful partnerships and promoting cultural understanding.

Feedback on Draft Goals

Goals provide a foundation for the development of OCP policies. The survey asked:

***What do you like about the draft goals?
Is there anything missing from the draft goals?***

The feedback on the draft goals reflects a strong appreciation for the focus on Environmental Protection and Resource Stewardship, particularly in areas like biodiversity, climate change, food security, and equitable access to resources. Respondents highlighted the importance of preserving ecosystems and managing land and water resources while expressing some challenges regarding the concept of resource stewardship and its attainability. Suggestions included explicitly linking resource stewardship to Collaborative Governance and respecting Snuneymuxw laws related to resource management.

In the realm of Inclusivity, Equity, and Housing, many praised the emphasis on equitable access and Indigenous rights, viewing these as critical components of human rights. There is a desire for a balance between sustainability and job opportunities, with some respondents calling for clearer definitions of what constitutes an inclusive community. Equitable access to education and food is prioritized within the inclusion framework. Respondents also expressed the need for diverse housing options to support economic growth while balancing this with the costs of publicly funded arts, culture, and recreation.

Regarding Climate Change and Sustainability, there's a consensus on the importance of prioritizing climate change adaptation and sustainable transportation. Feedback emphasized that climate resilience should encompass community-building and disaster

Climate Resilience - Reduce greenhouse gas emissions and adapt to climate change by prioritizing sustainable development, and the protection and restoration of natural systems.



Cultural Heritage Preservation - Collaborate with First Nations to protect and preserve culturally significant areas, and species.



Collaborative Governance - Build strong partnerships with First Nations, local organizations, government agencies, and residents to support community and ecological sustainability and resilience.



Biodiverse Ecosystems - Preserve and protect terrestrial and marine ecosystems through the protection and restoration of forest ecosystems, watersheds, marine and nearshore areas, and species at risk.



Resource Stewardship - Manage land and water resources responsibly to ensure their sustainability for future generations. Ensure food security, and integrate economic, social, ethical, and cultural considerations into resource management.



Sustainable and Resilient Communities - Support equitable access to: housing, economic opportunities, freshwater, safe roads, biking and walking paths, public transportation, arts and culture, and recreational opportunities.



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Next steps in the engagement process

Below is the timeline for engagement provided in the [Gabriola Visioning 2050 What We Heard Report](#). The project continues to be on track.



At the August 8th, 2024 regular LTC meeting, the LTC was presented with a draft engagement process and schedule for the next stage of engagement for the OCP. The process presented at that time identified potential topics for focussed engagement and possible timing for focus group discussions. The following resolution was passed:

“that the Gabriola Island Local Trust Committee endorse the Gabriola Official Community Plan/Land Use Bylaw Review 2024 Fall engagement process and draft schedule with recommended amendments for the planner to consider as discussed”.

The LTC requested staff consider the following:

- Limit focus group to 10 participants;
- Engage under-represented groups;
- Consider breaking down larger topics into smaller categories to focus discussions;
- Add Gabriola Housing Society to list of potential participants; and
- Separate marine and foreshore protection into a specific topic.

Since August, staff have been working to develop materials to support the focus groups. These materials will also be useful to those engaging in the topic focussed survey (planned to be launched in early November). These materials include:

Topic discussion guides – These identify how the topic is currently addressed in the OCP, additional information related to the topic as needed, summary of what we have heard from the community and key questions. The draft discussion guide for housing is included in Attachment 2 (questions are still being developed). The housing discussion guide is slightly different from others as it includes the input of the Housing Advisory Planning Committee (APC).

Topic snapshots – These provide a snapshot of key information about the community. The draft snapshot for housing and demographics is located in Attachment 3 – Housing Snapshot.

Community Profile – The community profile provides a baseline of information related to the current state of Gabriola Island.

All of this material will be available on the project webpage. It provides an opportunity for all or those engaging to be able to easily access base knowledge of where Gabriola is at now in order to be able to contribute to discussion on policy direction (through the survey or focus group discussions) in a focussed way.

Topic-Focussed Focus Group and Related Special LTC Meetings

As staff have worked to put topic-focussed materials together and schedule focus group events, some changes to what was originally proposed have emerged. Below is a revised list of topics, proposed dates for focus groups, proposed dates for special LTC meetings, related snapshots and proposed OCP sections.

Changes from what was previously presented:

- Topics have been reframed, economy and services have been added.
- Dates for focus groups and special LTC meeting have been changed to allow for time for supporting information to be posted, the survey to be filled out and for specific interest groups to have a chance to discuss before focus group meetings. Note that the target date for this phase to wrap up (April 2024) is still the same.

RE SUITABLE LAND ANALYSIS: This work is being finalized, a meeting with the LTC is anticipated for November.

RE CLIMATE CHANGE: All topics will include questions related to climate change.

RE CULTURAL HERITAGE: Indigenous cultural heritage will be a discussion with Snuneymuxw First Nation.

Discussion Topic/Guide	Focus Group	LTC Special Mtg	Related Snapshots	Proposed OCP Section
Suitable Land Analysis	N/A	TBD		N/A
Climate Change: Mitigation and Adaptation	TBD following other focus groups	TBD	Climate Change	Climate Change
Cultural Heritage: Settler, First Nations, Archeological	TBD based on FN input		Cultural Heritage	Cultural Heritage Protection
Housing: Increasing Options (to include Density Transfer and Density Bank)	Feb. 6 th	Feb. 27 th	Housing, Demographics	Sustainable, Inclusive, Resilient Community
Services: Water, Sewer, Garbage	Feb. 7 th	Feb 27 th	Services	Resource Conservation and Stewardship
Connectivity: Parks, Recreation, Transportation, Public Spaces	Feb. 27 th	March 28 th	Connectivity, Public Spaces	Connectivity
Economy: Resource Lands: Agriculture, Forestry, Commercial, Industrial	March 6 th	March 28 th	Resource Lands, Connectivity	Resource Conservation and Stewardship
Environment: Ecosystem Protection/ DPAs	March 27 th	April 17 th	Environment, Climate Change	Ecosystem Preservation and Protection

At each LTC special meeting the LTC may be presented with policy language based on the community input. The survey and focus groups will facilitate community into OCP policy direction. In some cases there may not be any major changes to the current policy direction of the existing OCP. In other cases, there may be bigger changes.

Note that staff has proposed one focus group meeting for the environment topic. While the LTC had requested staff look at separating terrestrial and marine, this is not practical at this point in the process. At this point, the focus will be on determining what kind of increased protection for which areas is desired and what planning tools should be enabled. The use of a number of tools such as covenants, subdivision regulations and development permit areas can be enabled through the OCP.

DPAs-Revisiting the use of development permit areas (DPA) on Gabriola Island is a focus of the OCP process. Specifically, determining whether DPAs should be topic focussed (e.g. marine and shoreline, aquifer protection, steep slope) as opposed to area focussed (which they are now). A topic focused approach will use existing data to the extent possible. In some cases, additional data gathering will be required (this has been built into the 2025/26 budget). The stage at which new DPAs are being contemplated and defined is where more detailed focus group conversation, with people with expertise and experience in specific areas, will be useful. There are a number of DPAs in the Islands Trust are that will be useful models for Gabriola.

Rationale for Recommendation

The revised engagement direction is based on staff's detailed exploration of topic themes based on a review of public input and existing OCP policies.

Alternatives

1. The LTC could choose to add or amend proposed themes.
2. The LTC could choose alternative dates for focus group meeting and special LTC meetings.
3. The LTC could identify another approach. This may impact the project timeline.

Engagement with Snuneymuxw First Nation

Staff have connected with Snuneymuxw First Nation (SFN) staff to discuss engagement with the OCP project. Following a meeting with SFN staff, Islands Trust staff provided SFN staff with a briefing note identifying what has happened so far in the process and the opportunities for SFN engagement moving forward. This briefing note will assist staff in defining how SFN can be involved in the process. Islands Trust staff will continue to work with SFN staff to identify how the Nation would like to engagement in the project. Staff propose increasing budget allocation to \$10,000 for FN engagement.

Rational for Recommendation

SFN staff indicated that capacity funding would be helpful. The provision of capacity funding to K'omoks Nation to support projects on Denman and Hornby has helped facilitate effective engagement.

Alternatives

1. The LTC could choose not to provide capacity funding to the SFN. This may inhibit SFN's ability to engage.
2. The LTC could reduce the amount identified. \$6,000 was previously allocated to First Nations engagement. To increase the FN engagement amount up to \$10,000, amounts can be redistributed from other project expenditure categories. The remaining in each category remains reasonable to complete the project.

- The LTC could choose to increase the amount to be allocated to SFN. Staff recommend that the LTC wait for feedback from SFN before increasing the amount at this time. This can be re-evaluated at the next LTC meeting.

Project Charter Update

The project charter has been updated as follows:

- Updates to timing of deliverables and milestones
- Inclusion of timing for First Reading
- Update to budget allocation to consider \$10,000 in capacity funding for SFN

See Attachment 4 for revised project charter

Rational for Recommendation

The updates reflects what is realistic for this project considering the extent of public engagement.

Alternatives

- The LTC request staff make further updates to the project charter. The LTC will need to provide specific rational for updates.

NEXT STEPS

If the LTC approves the staff recommendations, staff will:

- Update Principles and Goals based on community feedback;
- Post the discussion guides, topic snapshots and community profile on the project webpage;
- Develop and launch the online survey;
- Confirm and schedule dates of focus groups and special LTC meetings;
- Send out invitations to topic-focussed focus groups to interested individuals and groups;
- Send out communications regarding topic-focussed survey;
- Begin to draft bylaw language.

Submitted By:	Narissa Chadwick, RPP MICP, Island Planner	October 25, 2024
Concurrence:	Renee Jamurat, RPP MCIP, Regional Planning Manager	October 28, 2024

ATTACHMENTS

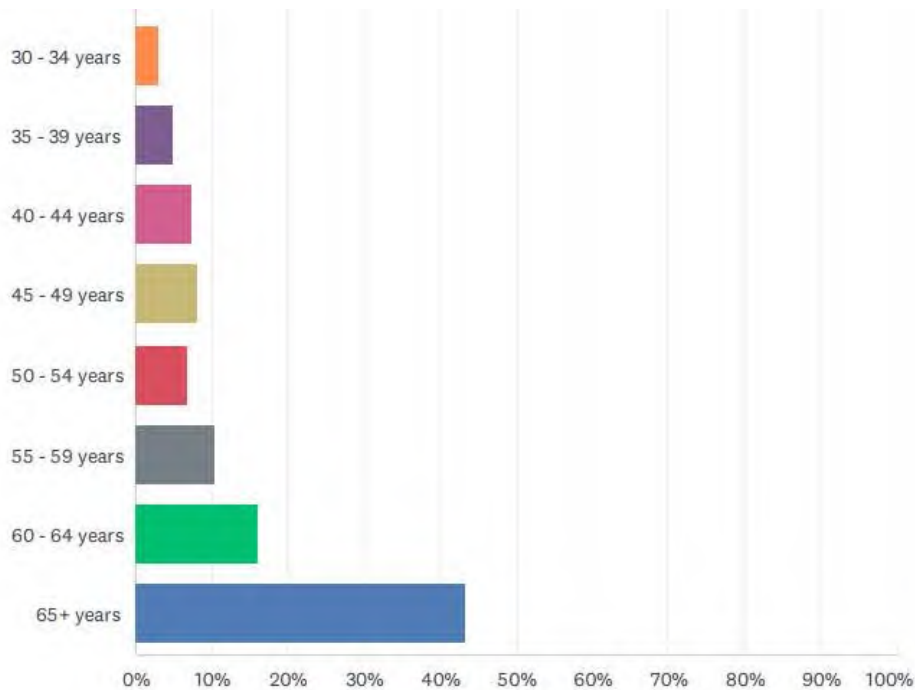
- Survey Feedback
- Draft Discussion Guide (Housing)
- Draft Snapshot (Housing)
- Revised Project Charter, dated November 7, 2024

ATTACHMENT 1: Survey Feedback

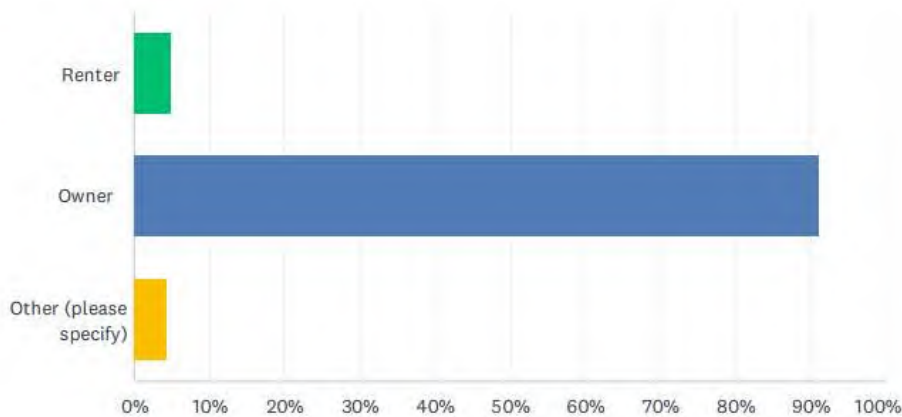
The survey which was launched in July 2024 and concluded at the end of September 2024 focussed on encouraging feedback on draft principles and goals that emerged from the Gabriola Visioning 2050 engagement process. The results of that process can be found in the Gabriola Visioning 2024 What We Heard document.

Below is a summary of the demographics indicating who engaged in the survey as well as the raw data collected for each question.

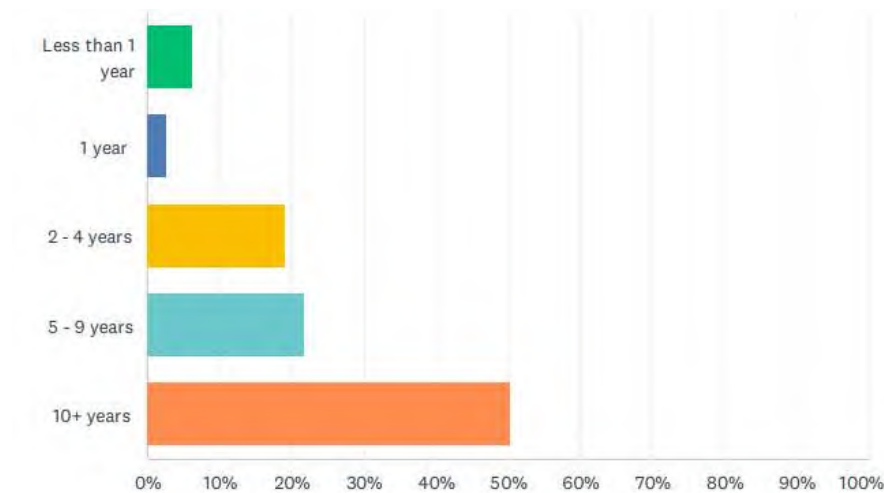
Age of Respondents



Owner or Renter



Length of Residence on Gabriola Island



What do you like about the draft principles?

103 of the 163 survey respondents answered this question. Responses were as follows:

General Support and Agreement

- "They seem fair and well thought out."
- "They are important, I agree with them..."
- "They sound good as foundational beliefs/values."
- "Powerful and relatively pithy statements. I like the future focus."
- "Clear wording, demonstrates community cares."
- "Balanced."
- "Good, forward-looking!"
- "They all sound nice in principle."
- "They recognize the priorities of living on a gulf island."
- "Coincide with my desires."

Environmental Protection and Stewardship

- "Protection of the environment."
- "Protection and stewardship."
- "Protection of natural environment, diverse ecosystems, and stewardship and care of natural resources."
- "Focus on protecting the natural environment and working with First Nations."
- "Especially like: Protection of natural environment, diverse ecosystems, culturally significant sites, and cultural heritage."
- "The protection of the natural environment. I think this should be the first principle."
- "The environmental protection aspect."

Equity, Inclusiveness, and Reconciliation

- "Equity of opportunities."
- "The inclusiveness of First Nations and Indigenous Peoples of Gabriola is key."
- "The equity statement is great..."
- "Advancing reconciliation and the equity of access to resources."
- "Priority on reconciliation, equity."
- "It balances the need for protecting nature with the needs of people. I like the equity of it."
- "I think the most important part is ensuring all voices are heard in decision-making processes."

Concerns or Requests for Clarification

- "Not sure how 'equity of access to resources and services' are implemented..."
- "I do not find them helpful as guidelines for policies for land-use planning."
- "At first glance they seem very thorough... but I can get bogged down."
- "I am glad to see a principle about reconciliation but it would be strengthened if it was more specific."
- "I'm unclear on the first principle... meant to encompass all people?"
- "I find them extremely confusing... what are the 'values'?"
- "I like everything but you're missing any reference to the human community."
- "Very basic and quite general so nothing to really comment on."

Implementation and Practical Concerns

- "All sounds good, putting into practice is another page."
- "What I am interested in is how you plan to implement them and how it will affect me."
- "Seems complete, but they need more explanation in bullet points."

Climate Change and Resilience

- "I like that climate change and the environment are central themes."
- "Overall positive tone, focus on resilience."
- "The stewardship and resilience aspects speak to me the most."

Critical Views

- "I don't like at all that the Planners have decided on the residents' foundational principles prior to engaging the residents."
- "Not much, lots of virtue signaling."
- "I find them extremely confusing."

Is there anything missing from the draft principles?

76 of the 163 respondents answered this question

Environmental Stewardship and Preservation

- Better protection of aquifers; require rain collection for all new builds.
- Should say "protection and preservation" of the natural environment.
- Prioritize ecosystem protection over land use development.
- Rewild and preserve elements of nature: soil life, water flows, air quality, natural sounds, etc.
- Mention of biodiversity restoration, not just sustaining what exists now.
- The impact of overdevelopment on natural resources, including water and municipal resources.
- Explicit commitment to avoid overstraining natural resources.

Community and Cultural Identity

- Consideration of long-time residents, and changes to regulations and bylaws.
- Better defining terms like "all voices" and "cultural heritage."
- Whose culture is referred to in "culturally significant sites" (Indigenous, European settlers, hippies of the '70s)?
- Community building and fostering a sense of home, belonging, and tolerance.
- Build community values and support local groups.
- Include the community of Nanaimo in decision-making processes since Gabriola is an extension of it.

Housing and Economic Development

- Emphasis on affordable housing and supporting diverse housing options.
- Affordable housing and safe, secure housing should be clearly mentioned in the principles.
- Call for more community housing, eco-housing, trailer parks, and multi-family housing developments.
- Support for employment opportunities, especially for youth and long-time residents.
- Sustainable economic development that aligns with climate resilience.
- Remove barriers to investment and economic success.

Governance and Decision Making

- More transparency on who has decision-making power on the island.
- Inclusion of the unique governance model of the Trust Area.
- Improved access through relationship building with landowners.
- Trustees staying within their mandate without overreach.
- Make community meetings more accessible (i.e., Zoom) and engagement a priority.
- Concerns about the principles being vague or not to the point.

Reconciliation

- Clarify what "reconciliation" means—does it refer to land back movements, and how do First Nations' rights compare to others?
- Reconciliation should include prioritizing relationship-building.
- Openness to diversity, and ensuring equitable access to resources and services.

- Equity of opportunities should include housing, healthcare, and climate resilience.
- Consideration of those less able to contribute (i.e., seniors, people in need, etc.).

Climate Change and Natural Disasters

- Address climate change by reducing climate impact, not just adapting to it.
- Account for seismic risks, given the likelihood of earthquakes in the region.
- Building economic diversity and infrastructure to align with climate change adaptation.

Specific Requests and Miscellaneous

- Seniors should be considered more, as they will need more services.
- Inclusion of walking and biking paths, and improvements to ferry services.
- Universal access to healthcare, rather than just equity.
- Reference to maintaining the intentions of the previous OCP (Official Community Plan).
- Wishes for property owners to have permission to run bed and breakfasts.
- Recognition that the island is part of the broader RDN (Regional District of Nanaimo).

What do you like about the draft goals?

89 of the 163 respondents answered this question.

Environmental Protection & Resource Stewardship

- “Biodiverse ecosystems, Resource Stewardship”
- “I like almost all of them! The most challenging is Resource Stewardship...”
- “Management of land and water resources.”
- “I like that they address climate change as a reality... I also like that food security and equitable access to housing is called out.”
- “Ecology and environmental protection.”
- “Preserving and protecting ecosystems.”
- “The first 4 are excellent...”
- “Protecting the environment.”
- “Resource stewardship, especially water resources and forest.”
- “Preserving watersheds and wetlands.”
- “I especially like the food security goal.”
- “Resource stewardship remains elusive...”

Inclusivity, Equity & Housing

- “The part about equitable access.”
- “I like the issues of housing and Indigenous rights are also human rights.”
- “Equity of opportunities and access to resources and services. Ensuring all voices are heard...”
- “Everything except the bit you term ‘sustainable, inclusive community.’”
- “The sustainability- we need more commerce/jobs and also to maintain and develop the infrastructure.”
- “I appreciate adding housing and job opportunities as a specific...”
- “These goals are laudable! In order to accomplish them, the Trust must use the tools at their disposal...”

Climate Change & Sustainability

- “Climate change adaptation is particularly important.”
- “I like that climate change adaptation is a priority.”
- “Focus on Climate Change and transportation...”
- “Safe roads, biking, and walking paths. We need a side path...”
- “Collaborative Governance is important, but focus on climate change adaptation.”
- “Sustainability and inclusive community.”
- “Safe roads, walking, and biking.”

General Support & Broad Alignment

- “Looks good.”
- “They are fine.”
- “They align with my values for my community.”
- “They sound good.”
- “In principle, they are all good.”
- “I like all the draft goals.”
- “Very comprehensive.”
- “They are fine statements.”
- “All of it. I would love to dissect these sections further...”

Concerns and Suggestions for Improvement

- “Not specific enough. Too much beating around the bushes.”
- “Could be used anywhere in Canada.”
- “Are they realistically attainable?”
- “Narrow your focus. This is too much for folks to address all at once.”

Is there anything missing from the draft goals?

62 of the 163 respondents answered this questions.

Climate Resilience

- Climate resilience should include wildfire safety measures.
- "Climate resilience" includes preparing for and mitigating disasters, not only care-taking the environment. This involves community-building, communications, and specific emergency preparedness.
- The need for alternate transportation options to single-user cars in climate resilience goals.
- "Reduce greenhouse gas emissions" should have its own heading, e.g., "Reduce climate impacts," including goals like working towards zero emissions and planting more trees.
- There's a disconnect between the plans and the goals regarding accessible and affordable housing options not being addressed in the OCP.
- Gabriola should become a Dark Sky community.

Accessibility and Inclusion

- Specifically call out accessibility for the disabled community within the sustainable, inclusive community goal.
- Equitable access to education and food should be under Inclusion.
- Address mental health as a component of community well-being.

Resource Stewardship and Governance

- Resource Stewardship should be explicitly linked to Collaborative Governance.
- Respect and implement Snuneymuxw laws related to resource management.
- Support a holistic community, including businesses, schools, and healthcare.

Housing and Economic Growth

- A recognition of the need for various housing options to sustain economic growth.
- Suggested that the language should focus on “help create economic opportunities” rather than just “equitable access to economic opportunities.”
- Address the conflict between equitable access to housing and the cost of publicly funded arts, culture, and recreation.

Implementation and Measurement

- Concrete actions to achieve goals are needed; examples are requested.
- Consider how the attainment of these goals can be measured with specific metrics.
- Need clarity on whether goals are for individuals or local government to abide by.

Community Engagement and Cohesion

- Need to engage the community in the goal-setting process.
- Suggestions for improving neighborhood cohesion and community resilience.

Environmental Practices

- Highlight the importance of reducing waste and promoting sustainable practices such as reusing, recycling, and the use of refilleries.
- Restoration efforts should be realistic; the goal should not be to return ecosystems to a previous state that no longer exists.

General Feedback on Goals

- Some goals are seen as lofty and potentially unachievable, prompting a request for more specific objectives.
- A suggestion to prioritize and distinguish between primary and secondary goals.
- Noted that some goals appear to repeat principles, creating redundancy.

Miscellaneous

- Need for specifics on more seniors' services and activities.
- Desire for a safe path/bike lane around the island, similar to what exists in Tofino.
- Highlighting private enjoyment of property as a consideration in goal-setting.

Attachment 2: Draft Discussion Guide: **HOUSING**

What is this Discussion Guide?

The Gabriola Island Local Trust Committee is reviewing the Official Community Plan, which guides development to align with the community's vision and values through policies on topics such as:

- Climate Change - Mitigation and Adaptation
- Cultural Heritage – Indigenous and Settler
- Housing – Increasing Options
- Environment – Ecosystems Preservation and Protection
- Connectivity – Parks, Recreation, Transportation, Public Space
- Community Services – Freshwater, Solid and Liquid Waste
- Economy – Resources Lands, Agriculture, Forestry, Commercial, Industrial

This guide is designed to provide community members with background needed to provide feedback on housing policy options. This can be done through focus groups, direct communication with the Local Trust Committee and an online survey (November 2024- April 2025).

Background

What does the current OCP say?

Housing policy in the OCP focuses on gradual growth and change with a key focus on preserving and protecting the environment. It emphasise that no additional land should be designated for residential use and limits the creation of new small lot residential areas.

Density increase is supported only for *special needs seniors and affordable housing* (not defined). Multiple accessory dwelling units are only permitted in seniors and special needs zone. Density transfer (see density transfer discussion guide) for multi unit affordable housing is supported. There is a multi-unit 900sq ft. average size maximum.

Support for units additional to primary dwellings is limited. Secondary suites are permitted on parcels 2.0 hectares (5 acres) or larger. Separate accessory dwelling units (ADUs) are consider secondary suites and permitted as such There is no support for mobile homes as permanent dwellings and no provision for mobile home parks. The land use bylaw prohibits strata conversion of secondary suites.

One residential unit is permitted in in commercial, resources, forestry and residential land use designations.

Exploration of Housing

Statistics identify the following:

- Diversity of housing stock is limited
- Growth rate is out pacing the growth in dwellings
- The cost of housing is rising faster than wages
- There is an increase in interest in rental
- Freshwater supply is limited

What we have heard from the community?

The Gabriola community engaged in a community visioning process September 2023- April 2024. The process led to the identification of values, principles and goals.

“Focus on innovative housing options such as secondary suites and tiny homes to address affordability issues”

Social equity and wellbeing was identified as a key value. A diversity of housing options was identified as an important component of social equity and well being. Community members identified a need for accessible and affordable housing. This focus supports the community identified principles of community resilience and equity and the goal of supporting a sustainable and resilient community.

For details on community visioning and resulting goals and principle see:

<https://islandstrust.bc.ca/document/gabriola-visioning-2050-what-we-heard-report/>

What does the Housing Advisory Planning Commission (HAPC) think?

The Gabriola HAPC met several times in late 2023 and early 2024 to consider a range of housing options. Their recommendations related to OCP policy are as follows:

- Increased density in the village core, by increasing the permitted number of dwelling units on all parcels over 1 ha
- Increase the number of residential units allowed within commercial developments
- Zone suitable properties in the village core to allow for mixed market and affordable housing
- Increase permissions for secondary suites and accessory dwelling units
- Permit alternative forms of housing (eg. tiny homes and RVs)
- Permit bare land strata of properties that already have a dwelling (separate ownership of portions of a lot)

What do you think?

- Do you think permissions for secondary suits and accessory dwelling units should be expanded?
- Do you think areas in and around the Village Core should be proactively zoned for multi-family dwellings?
- Do you think housing alternatives such as tiny homes and RVs should be supported?
- Do you think permissions for housing in commercial areas should be increased?
- Do you think worker housing should be permitted in industrial areas? Institutional (eg. school, church, medical, fire hall)? Parks and protected areas?
- Do you think bare land stratification should be supported?
- Do you think more small lots should be created to support affordable housing?

- How can policies related to housing help the Gabriola community mitigate climate change and increase resilience to climate impact?

You can access the survey here:

GABRIOLA ISLAND community snapshot HOUSING



Residential Housing

- Single detached homes
- Semi-detached homes
- Multi-unit dwellings
- Movable dwellings
- Other single-attached ho...
- Apartment or flat in a du...



Residential Availability



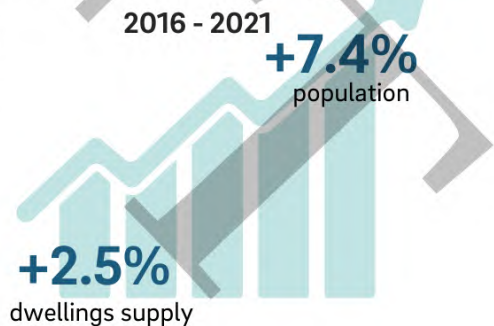
Did you know... ?

52% of renters spending 30% or more of their income on housing costs

B.C. Cost of Living Trends



Growth Changes



References:
2016 Source: Statistics Canada 2021
Source: Statistics Canada
2024 Gabriola Health Report

Gabriola Island Official Community Plan(OCP) and Land Use Bylaw (LUB) Review Project (Phase 2)- Charter

Gabriola Island Local Trust Committee (LTC)

Date: November 7, 2024 (Version 2)

Purpose: To explore, through targeted engagement specific questions related to key topics relevant to the OCP and LUB review and begin to draft OCP policies and identify related LUB changes needed to support these policies .

Background: An OCP describes the long-term vision for a community, through policy statement that guide decisions on planning and land use. An LUB contains regulations to implement the OCP policies. The Gabriola OCP have not been updated since 1997 and the LUB since 1999. The 2024/25 Gabriola Island OCP and LUB Comprehensive Review will address a number of issues of importance to the Gabriola Community. In Phase 1 (2023/24 helped to identify vision and values of the community. From these, a number of principles, upon which to base OCP revised policies, has emerged. \$77,000 has been allocated to this project from the 2024/25 Trust Council Budget. \$50,000 of this has been allocated to do a water availability assessment which will inform decisions related to the location of additional density and the protection of land.

Objectives

Through targeted and focussed engagement on specific topic areas, begin to draft OCP policies and identify related LUB changed based on the values and principles emerging from Phase 1.

In Scope

- First Nations Engagement.
- Public education and engagement activities.
- Target and focussed engagement with relevant parties
- Identifying related LUB changes needed to support revised OCP policies

Out of Scope

- LUB updates
- New DPA mapping

Workplan Overview

Deliverable/Milestone	Date
Project initiation	July 2024
First Nations consultation	ongoing
Compiling baseline/technical information for OCP/ LUB review	May – November 2024
Suitable Land And Build Out Analysis	November 2024
Community Engagement on Values and Principles	July – Nov. 2024
Topic Focussed Engagement	Jan 2025- April 2025
DPA Review	Sep. 2024 – December 2024
Bylaw Drafting	Jan. 2025 – June 2025
Water balance assessment	May 2025
First Reading	June/July 2025
Public Review of draft bylaws/referrals	July/August/September
Phase 3 of Project(LUB Review) Initiated	September 2025

Project Team

Regional Planning Manager	Renée Jamurat
Regional Planning Team Member	Narissa Chadwick
Planning Team Assistant	Chloë Straw
GIS Tech	TBD
Advisory Planning Commission	As Appointed
Gabriola Planner	Stephen Baugh

Budget

Budget Sources:		
23/24	Public Engagement	\$5,000
	FN Engagement	\$10,000
	Communications	\$4,000
	DPA data/ mapping	\$4,000
	Legal review	\$4,000
	Water Assessment	\$55,000
TOTAL		\$77,000