

From: [REDACTED]
Sent: Thursday, July 23, 2026 2:43 PM
To: Susan Yates <syates@islandstrust.bc.ca>; Tobi Elliott <telliott@islandstrust.bc.ca>; Laura Patrick <lpatrick@islandstrust.bc.ca>; northinfo <northinfo@islandstrust.bc.ca>
Subject: Gabriola Density!!!

Hello Susan,Tobi and Laura

The Gabriola Islands Trust new density provisions potential , as outlined in the Sounder are alarming!

I say no to adding density to what we already have. The trust has not provided a full accounting of the additional potential number of dwellings associated with this OCP revision.

The burden on water, ferries, healthcare, police, fire and many more services will be severe!

Sorry to say this is bad planning coming from a planning only level of government.

More humans equal more consumption of everything!

It's time to hoist the draw bridge we have achieved maximum capacity on Gabriola.

The town houses next to the ambulance station are selling for a song, if the trust wants to get into the housing game, advocate for BC housing to buy them.

Regards
Gavin

From: Tobi Elliott <telliott@islandstrust.bc.ca>
Sent: Thursday, July 23, 2026 3:06 PM
To: [REDACTED]
Cc: Susan Yates <syates@islandstrust.bc.ca>; Laura Patrick <lpatrick@islandstrust.bc.ca>; northinfo <northinfo@islandstrust.bc.ca>
Subject: Re: Gabriola Density!!!

Thank you for your feedback Gavin.

I think you may be jumping to conclusions that the examples given in the article are proposed for Gabriola, but that is not the case.

The examples given are from Mayne's Land Use Bylaw update, not anything proposed for Gabriola.

Mayne has been doing a flexible housing zoning project for 2 terms. I am the Chair so I've seen what the 2nd phase has resulted in: a limited area where landowners have the flexibility to have additional dwellings, based on the size of their lot. But Mayne Island's Community Plan, bylaws and lot configurations are very different to Gabriola's layout. They have many smaller lots and water districts, so it's not the same planning environment.

Staff are not at LUB drafting stage yet. I believe the examples provided by staff were meant to illustrate how flexible housing zoning might show up in the land use bylaw, not set the criteria for Gabriola. But it's unfortunate that the reporter chose to put these examples in because many people seem to have the mistaken idea they are proposed for Gabriola.

Hope that helps.

Thanks, Tobi