

Housing Options and Impacts Review Project - Charter v 4

Gabriola Island Local Trust Committee

Date: February 2020

Purpose To increase housing options on Gabriola Island through Official Community Plan (OCP) policies and Land Use Bylaw (LUB) regulations, in a manner which supports the Object of the Islands Trust, strengthens relations with Snuneymuxw First Nation and builds on the findings of the 2018 Northern Region Housing Needs Assessment.

Background This project builds on the Housing Options Review Project PHASE 1 completed in June 2018, which focused on secondary suites on lots 2 hectares or larger. The second phase of the project will consider a broader range of housing issues, and the potential for increased density on the island to accommodate increased housing options. Support for the Islands Trust's "preserve and protect" mandate, including a focus on indigenous housing needs and protecting the island's groundwater supply/water conservation, is an overarching consideration.

Objectives

- Develop an Engagement Strategy to prioritize consultation methodology and topics.
- Strengthen relations with Snuneymuxw First Nation and incorporate First Nation perspectives into policy/regulatory options.
- Explore opportunities to foster affordable, rental, special needs and seniors housing and associated services on Gabriola Island in collaboration with Snuneymuxw First Nation, the RDN, health and housing service providers and community groups.
- Develop a strategy to address all housing continuum gaps identified in the 2018 Northern Region Housing Needs Assessment Report.
- Ensure proposed policy/regulatory changes are consistent with the Object of the Islands Trust and Islands Trust Policy Statement; Coastal Douglas fir and associated ecosystems protection toolkit and with focus on water protection/conservation and ecological footprint analysis.
- Develop a water sustainability strategy for the island.

In Scope

First Nations Relations and Perspectives

- Establish opportunities to incorporate First Nations perspectives on indigenous housing needs and inter-governmental collaboration for effective decision making.

Regional Conservation Plan and Development Permit Areas:

- Consider new Development Permit areas for water conservation; form and character; and protection of biodiversity.
- Consider and incorporate RCP goals as part of the housing project.

Water Sustainability Plan:

- Develop an island wide water sustainability plan that builds on the RDN water budget data, rainwater catchment and requirements of the *Water Sustainability Act*.

Affordable/Attainable/Seniors/Special Needs Housing:

- Review definitions of "affordable" and "attainable" housing.
- Review OCP policies respecting affordable, rental, seniors, special needs housing, social needs, social well-being and social development; develop a new 'housing first' policy.
- Review amenity zoning and housing agreements; density bank policies; opportunities for rental zoning.

Secondary Suites:

- Consider secondary suites on lots smaller than 2 hectares.

Multi-dwelling and Mixed Use:

- Consider OCP designations, density provisions, LUB regulations, and Development Permit guidelines for multi-dwelling housing and mixed use buildings.

Build Out Map:

- Review and update the Gabriola Island Build Out Map.

Out of Scope

- Review of minimum lot sizes for subdivisions.
- Secondary suite provisions for lots 2 hectares or larger (*completed during Phase 1 Project*).
- Review of home occupation regulations.
- Review of marina/live-aboard regulations.
- Review of DP Areas 1 (Tunnel), 2 (Lock Bay Area), 3 (Riparian Areas), 5 (Gabriola Pass Area), 6 (Escarpment Areas), 9 (Light Industrial Use).

Workplan Overview

Deliverable/Milestone	Date
LTC endorses project charter and Terms of Reference for a Housing APC.	Spring 2019 (COMPLETED)
HAPC and Planning staff finalize engagement strategy and HAPC workplan for LTC endorsement.	Winter 2019-20 (COMPLETED)
Initiate broad community consultation and engagement on review topics. Develop TOR for groundwater plan.	2020
Present initial draft of groundwater plan. Draft bylaw(s) developed; early referrals and consultation.	2021
Legislative process for proposed bylaw(s); adoption, endorsement of water plan and communication materials.	2021-2022

Project Team		Budget:		
Island Planner	Project Manager/Planner	Gabriola Housing Options and Impacts Review Project		
Regional Planning Manager	Project Sponsor	Fiscal	Item	Cost
Freshwater Specialist	Groundwater Specialist	2019-2020	Engagement Strategy development; HAPC facilitation/engagement activity	\$5,000 (COMPLETED)
Legislative Clerk	Legislative Process/Bylaw Review	2020-2021	Topic Consultation/Professional Facilitation/Legal Review of draft; groundwater sustainability plan phases 1-3	\$24,000 (pending budget approval)
Communications /Planner 2	Communications / Planning Support	2021-2022	Legislative Process (community information meetings; public hearing; advertising); final phase of groundwater plan	\$12,000 (pending budget approval)
Housing APC	Community/First Nations Reps		Total	\$41,000
RPM Approval: Date: July 12, 2018; Nov 22, 2018; Jan 31, 2019; Jul 11, 2019; Feb 27, 2020	LTC Endorsement: Resolution # GB-2018-115; GB-2019-013; GB-2019-74; GB-2020-0xx			