



File No.: 6500-20
Gabriola Housing Options and
Impacts Review Project

DATE OF MEETING: September 12, 2019
TO: Gabriola Island Local Trust Committee
FROM: Sonja Zupanec, RPP, MCIP and Bronwyn Sawyer RPP, MCIP
Local Planning Services
SUBJECT: Draft Engagement Strategy

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee endorse the September 2019 draft engagement strategy text as presented.
2. That the Gabriola Island Local Trust Committee request the Housing Advisory Planning Commission to continue to refine the engagement strategy draft deliverables, milestones and work plan and report back to the Local Trust Committee on subsequent recommended edits by October 24, 2019.
3. That the Gabriola Island Local Trust Committee approve a \$500 expenditure from the Housing Options and Impacts Review Project budget for a Vancouver Island University student intern honorarium.
4. That the Gabriola Island Local Trust Committee approve up to a \$1500 expenditure from the Housing Options and Impacts Review Project budget for the purposes of a charrette style planning session for the Housing Advisory Planning Commission and a community engagement activity in the fall of 2019.
5. That the Gabriola Island Local Trust Committee approve up to a \$3000 expenditure from the Housing Options and Impacts Review Project budget for the development of a website for the housing project and engagement strategy.

REPORT SUMMARY

The purpose of the report is to present recommended edits to the draft engagement strategy (Attachment 1) and detail several possible project expenditures to advance the work of the Gabriola Housing Advisory Planning Commission (HAPC) and project deliverables.

BACKGROUND

The LTC passed the following resolutions at the July 11, 2019 regular business meeting:

GB-2019-076 It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee endorse the revised Gabriola Island Housing Options and Impacts Review Project Charter v.3 dated July 2019 as amended.

CARRIED

The revised project charter has been amended and posted to the project [webpage](#).

GB-2019-078 It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee refer the July 2019 draft engagement strategy, as amended, to the Gabriola Housing Advisory Planning Commission (HAPC) for comments on implementation and next steps.

CARRIED

The HAPC has considered the referral and recommended several revisions to the draft engagement strategy, detailed later in this staff report.

ANALYSIS

Issues and Opportunities

Draft Engagement Strategy

The HAPC met twice over the last two months to review the draft engagement strategy. HAPC minutes are included as part of the September 12, 2019, LTC agenda package. Several revisions have been recommended by the HAPC, planning staff and the senior intergovernmental policy advisory and are annotated in Attachment 1. Staff recommend the amendments be endorsed by the LTC as a September 2019 Draft Engagement Strategy. A final draft is anticipated to be presented to the LTC upon the completion of the HAPC planning sessions on engagement methodology, schedule, budget, and HAPC work plan.

The HAPC has requested that the LTC endorse the HAPC's plan to continue to work on the 'Deliverables and Milestones' section over the next several HAPC meetings. The Engagement Strategy contemplates a dedicated planning session this fall with the HAPC membership to identify engagement topics, approaches, and measures to evaluate the success of the project. The outcomes of this planning session would then form the basis for the final engagement strategy for LTC endorsement. Staff recommend the LTC support a budget expenditure of up to \$1500 from the project budget for any associated costs for the planning session(s) such as professional facilitation and/or catering that exceed the typical HAPC meeting costs, including one community engagement event (detailed below).

Vancouver Island University Planning Practicum

The Masters of Community Planning program at Vancouver Island University (VIU) offers a practicum opportunity for its second-year students. In late July 2019 staff submitted an expression of interest to be a sponsor for one intern who would in turn be available for up to 70 hours from September to late November to assist with the housing project. HAPC members were supportive of an intern assisting with coordinating a 'soft-launch' community engagement event on Gabriola prior to the end of November. Options discussed included hosting a [PetchaKutcha](#) style evening with presenters for the priority engagement themes described in the draft engagement strategy. VIU has confirmed that an intern has been selected and sponsors are to provide \$500 funding to their intern to cover costs associated with travel. Staff recommends that the LTC authorize an honorarium of \$500 to be paid to the intern at the end of the practicum. Staff are also recommending the LTC authorize an additional expenditure for the community engagement event (venue booking, advertising) and extraordinary HAPC planning session meeting costs, to a total of up to \$1500.

Web Presence for the Engagement Strategy and Project Details

Both the previous APC and HAPC supported in principle, the allocation of sufficient resources to develop a new stand-alone web site for the housing project and engagement strategy. The current project page is based on the Trust-wide template for posting static information, documents, reports and links in a chronological order. The effectiveness of the project page to engage the Gabriola community is questionable and the web presence for this project can be much more visual, attractive and offer reader controlled access to information. An example of a stand-alone LTC funded project page is the [Salt spring Island Watershed Protection Alliance](#) that seeks to engage

readers and provide valuable information on a complex, multi-year initiative. The site is a WordPress site that is free to use but requires design, maintenance and updating. Staff recommends the LTC authorize up to \$3000 from this fiscal project budget for the design, hosting, and updates to a new website. The intent is to maintain the site for the duration of the project at a cost of approximately \$100 per month throughout each of the fiscal year project budgets (2020 onwards).

Next Steps

Should the LTC concur with the staff recommendations, the HAPC will schedule a September meeting to continue to review the ‘deliverables and milestones’ section and assist planning staff in scheduling a planning session and community engagement event in the fall. The Islands Trust Senior Intergovernmental Policy Advisor will be participating in a future HAPC meeting to discuss First Nations engagement with members. Planning for a community engagement activity will commence in collaboration with the intern and HAPC members. Updates will be presented to the LTC at the October 24 and November 28 LTC meeting.

Rationale for Recommendation

Staff recommends the LTC endorse the revised draft engagement strategy as presented and request the HAPC to continue to work towards developing and evaluating options for specific engagement methodologies and report back to the LTC. Staff recommends specific budget expenditures to advance the housing project as outlined on Page 1 of the report.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Amend the draft engagement strategy text and refer back to the HAPC.

The LTC may wish to further amend the draft engagement strategy text. In this case the recommended resolution on Page 1 of the report should include the words “as amended” and the meeting minutes can reflect the desired changes endorsed by the LTC.

2. Defer consideration of budget requests and request additional information.

The LTC may wish to defer or deny specific budget expenditure recommendations or request additional information prior to consideration. In this case the recommended resolution could be *“That the Gabriola Island Local Trust Committee request the following information from (staff/HAPC) prior to reconsidering the expenditure request for (specify expenditure).”*

NEXT STEPS

If the LTC concurs with the recommendations, staff will continue to work with the HAPC and assist them in refining the engagement methodology, work plan and plan for a soft launch community engagement activity in the fall of 2019. Planning staff will begin discussions with a communications professional to develop the template project website in preparations for launching the final engagement strategy in early 2020.

Submitted By:	Sonja Zupanec, RPP, MCIP - Island Planner and Bronwyn Sawyer RPP, MCIP - Planner 2	September 4, 2019
Concurrence:	David Marlor, MCIP, RPP Director of Local Planning Services	September 5, 2019

ATTACHMENTS

1. Housing Options and Impacts Review Project Engagement Strategy – draft September 2019



Community Engagement Strategy – DRAFT September 2019

The purpose of this engagement strategy is to answer the question “What do we need to do to make this project successful?”. This document is intended to assist the Gabriola Island Local Trust Committee (LTC), planning staff at the Islands Trust and the Gabriola Housing Advisory Planning Commission (HAPC) with identifying engagement approaches, topics for discussion and measures to evaluate the success of the Housing Options and Impacts Review Project.

INTRODUCTION

Project Description

In early 2019 the Gabriola Island Local Trust Committee (LTC) committed to a multi-year land use planning review project on Gabriola Island called the ‘Housing Options and Impacts Review Project’. The goal of this project is to develop new policies and regulations that will promote an increase in housing options on Gabriola Island, coupled with a high level of protection of the island’s groundwater supply, remaining biodiversity and sensitive ecosystems. Ideally, affordable, appropriate, and adequate housing should be available for Gabriola residents of all abilities, incomes, lifestyles and household sizes. The ~~parameters for this housing initiative include the~~ Islands Trust ~~mandate to~~commitment to preserve and protect the unique and fragile environment of the island communities; ~~address the climate emergency (passed March 2019); address First Nations core concerns and~~ ~~implement~~implementation of the ~~our~~ Reconciliation Declaration (passed March 2019) and ~~our~~the Reconciliation Action Plan 2019-2022 (passed June 2019) ~~sets the parameters for this housing initiative.~~

This project builds on work by community groups and local governments over the last two decades, attempting to promote a greater diversity of housing options to meet the needs of residents, while protecting the island’s natural environment ~~and cultural heritage.~~ ~~An extensive compendium of housing related documents and knowledge will continue to be reviewed as part of this project, including the Gabriola Family Action Plan of Wellness Collaborative, Gabriola Island Chamber of Commerce Strategic Plan and Village Vision Project Final Summary Report.~~

Commented [SZ1]: Resolution GB-HAPC-2019-003 requested additional clarity regarding the climate emergency and truth and reconciliation initiatives. Final document will include links to the climate emergency declaration, Reconciliation Declaration and Action Plan

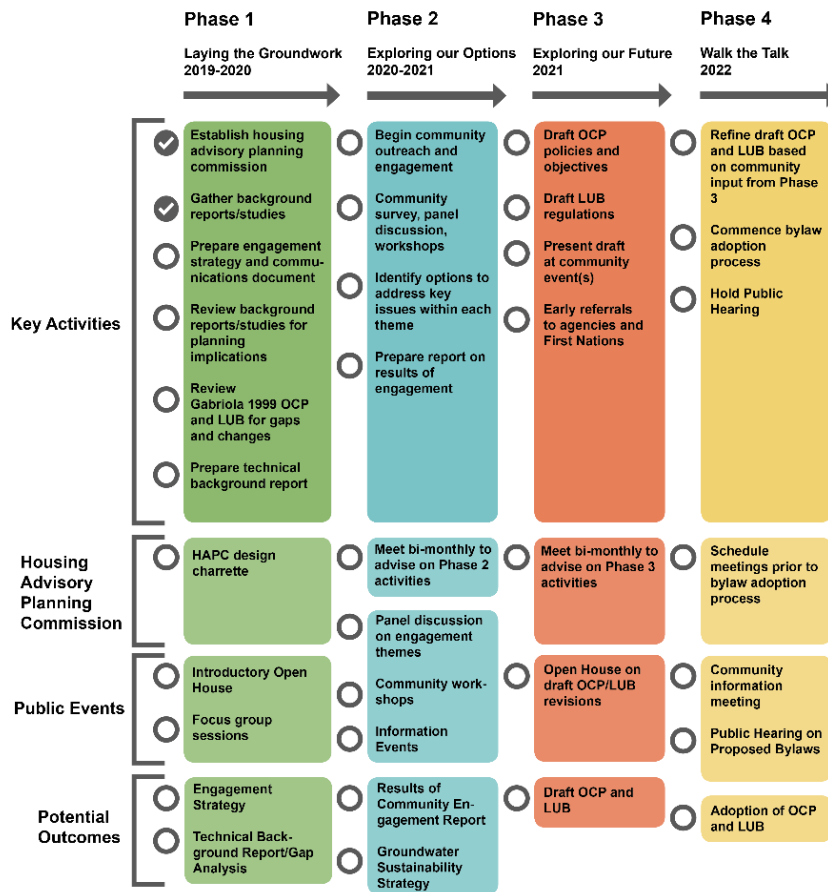
Commented [SZ2]: Recommended to be included by Senior Intergovernmental Policy Advisor

Commented [SZ3]: Recommended addition based on resolution GB-HAPC-2019-011. Final document will be linked to the compendium.



Snapshot

Gabriola Housing Options and Impacts Review Project Timeline: 2019-2022





Gabriola Housing Options and Impacts Review Project

Key Activities

The project would be implemented in four key phases over the next four years. The first phase, “**Laying the Groundwork**”, will establish a foundation of critical technical information on four main themes and ensure ample community dialogue and discussion. The second phase, “**Exploring our Options**” is intended to support a series of fulsome community and stakeholder engagement opportunities over the course of a year, evaluating specific options to address housing affordability, protection of the natural environment, cultural heritage, and an increase in housing diversity. The third phase, “**Exploring our Future**”, will translate the identified options from Phase two, into concrete policy or regulatory tools that could be included in the Gabriola Island Official Community Plan and Land Use Bylaw. The final phase, “**Walk the Talk**” includes the formal bylaw amendment and review process, which would result in the adoption of new policies and regulations in support of the four project themes.

Commented [SZ4]: Recommended to be included by Senior Intergovernmental Policy Advisor

The tangible deliverables of this project will be:

- updated or new Official Community Plan policies addressing diversity of housing options, off-reserve indigenous housing needs, protection of the natural environmental and groundwater resources;
- updated or new Land Use Bylaw regulations that regulate land use, subdivision, density, siting, setbacks and height on Gabriola Island;
- Background reports on the technical analysis of the issues and results of the community engagement activities;
- Increased awareness and clarity on how the private, not-for-profit or government sectors can deliver housing support services or develop housing options on the Island;
- A groundwater sustainability strategy that helps identify recharge areas that should be protected from development, aquifer vulnerability, relevant climate change scenarios and low risk development areas on the island.

VALUES AND PRINCIPLES FOR ENGAGEMENT

Values and principles are fundamental norms or rules that guide the perspective of an organized group of people, as well as their actions. The Engagement Strategy is built upon the following Guiding Principles of the Islands Trust:

- The primary responsibility of the Islands Trust Council is to provide leadership for the preservation, protection and stewardship of the amenities, environment and resources of the Trust Area.
- When making decisions and exercising judgment, Trust Council will place priority on preserving and protecting the integrity of the environment and amenities in the Trust Area.
- Trust Council will seek information from a broad range of sources in its decision-making processes, recognizing the importance of local and traditional knowledge in this regard.
- Trust Council believes that to achieve the Islands Trust object, the rate and scale of growth and development in the Trust Area must be carefully managed and may require limitation.
- Trust Council believes that open, consultative public participation is vital to effective decision making for the Trust Area.

Commented [SZ5]: Amenities include cultural heritage

Commented [SZ6]: Recommended to be included by Senior Intergovernmental Policy Advisor



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The Engagement Strategy places a high value on:

Inclusion

The strategy seeks to ensure that every voice can be heard in an authentic way, and to create opportunities for people to contribute when, where and how they feel most heard. As a key element of this, the strategy acknowledges the priority interest of First Nations in this and all processes. The [First Nations Engagement Principles](#) of the Islands Trust shall apply.

Respect

The strategy seeks to ensure that every voice is treated equitably, and the feelings, rights and traditions of others are honoured through the engagement process. Input from the engagement will be wholly and broadly considered.

~~Empowerment~~Community Voice

The Strategy will result in an engagement process that shares relevant and accurate information in order to increase the self determination of the community so they can better represent their interests in the housing project.

Commented [SZ7]: As per resolution GB-HAPC-2019-005

Innovation

The options and mechanisms for engagement will provide new ways for citizens and stakeholders to effectively participate in this project. Likewise, the strategy encourages innovation from participants as it seeks input around the identified issues, and encourages new approaches in how housing issues may be considered on Gabriola.

Wholly and Equitably Informed

The strategy seeks to ensure that anyone and everyone has access to fulsome information around all of the issues related to this project and around the engagement process itself. Importantly, the strategy will ensure relevant information is available in a variety of ways and through multiple sources.

Engagement as an Ongoing Process

This strategy, developed to meet the specific needs of the Housing Options and Impact Review process, will also provide a foundation for ongoing and future engagement on Gabriola on issues that the Local Trust Committee considers.

PRIORITY ENGAGEMENT THEMES

~~The strategy has been developed around four key themes for this project. The themes are meant to serve two purposes: as a means of understanding the complexity of housing issues from the different perspectives, and as a way to ensure that the various interests on the island are respected and drawn into the conversation. These cornerstone themes include:~~
The priority of the Housing Options and Impacts Review Project is to address the housing crisis on Gabriola Island through the development of policies and regulations that will promote an increase in housing options. These policies and regulations must also be developed within the context of the Trust's 'preserve and



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protect’ mandate, the need for careful stewardship of water resources, and the climate emergency as outlined in the following Priority Engagement Themes:

Commented [SZ8]: As per resolution GB-HAPC-2019-008

1. Housing Diversity and Affordability

The population of Gabriola has increased and diversified over time, in almost every demographic indicator – age, gender identity, community of origin, and economic stability. At the same time, various factors have combined to limit or reduce the inventory of housing options that are suitable to meet current needs. Future forecasts suggest that the current condition will only be exacerbated unless changes are made to increase the diversity of options and, in some cases, amount of housing available. Increasing the diversity of housing options, especially secure and affordable rental housing, is a central theme to this project.

~~2. Protecting Freshwater Aquifers~~

~~The Islands Trust Council has joined thousands of local governments around the world, declaring a climate emergency. For all the islands in the Salish Sea, including Gabriola Island, the impacts of a changing climate mean serious threats to our already limited freshwater aquifers. Recent groundwater studies for Gabriola Island suggest that some areas of the island have already exceeded the capacity of the aquifers and critical recharge areas are being developed instead of left in a natural state. A groundwater sustainability strategy is urgently need for Gabriola to determine how much groundwater the community can use and how much the community can grow, and what the best management practices should be related to rainwater harvesting and re-use. Ensuring that this data is obtained and used to inform this projects’ three other central themes is critical to the projects’ success.~~

3.2. People at Risk

The most vulnerable people in our community are often the most impacted by the lack of appropriate housing options. We know that the number of under-housed and homeless is significant, and that those people are most at risk because of lack of appropriate housing. Many are already dealing with physical and mental health and substance use issues that may preclude them from securing safe and appropriate housing. These are the people in our community who may benefit most from secure housing, but are least able to find and retain it. The number of people in our community at risk appears to be growing, and the impact to Gabriola is borne by all residents. Ensuring the entire spectrum of housing (from emergency housing to market ownership) is represented on Gabriola Island is a central theme to this project.

3. Environment and Cultural Heritage

The project will evaluate potential impacts of increased housing options to Gabriola’s natural environment as well as cultural sites and archaeological resources. Land use decisions will be informed by First Nations core concerns and knowledge and be reflective of preserving and protecting Indigenous cultural heritage and sacred sites.

Commented [SZ9]: As per resolution GB-HAPC-2019-008 and review by Senior Intergovernmental Policy Advisor

A. Climate Emergency

The Islands Trust Council has joined thousands of governments around the world declaring a climate emergency with a goal to “pursue an absolute reduction in greenhouse gas emissions in this very special area”. Accordingly, every Islands Trust project must be carried out with a view



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to minimizing the project’s impacts on the climate. In the context of housing, this may require that any substantial housing project be built close to amenities and demonstrate the highest standards of energy efficiency.

b. Protecting Aquifers

For all the islands in the Salish Sea, including Gabriola Island, the impacts of a changing climate mean serious threats to our already limited aquifers. Recent groundwater studies for Gabriola Island suggest that some areas of the island have already exceeded the capacity of the aquifers and critical recharge areas are being developed instead of being left in a natural state. Rainwater harvesting and grey water re-use should be used to the full extent possible under regulations existing at the time of construction.

c. Protecting Biodiversity

The United Nations Convention of Biological Diversity Aichi set targets of 17% of terrestrial areas to be protected by 2020. This figure has not been achieved by the Gabriola Island Local Trust Area, as less than 13% of terrestrial areas have been protected to date. Protection of biodiversity in the Gabriola Trust Area will require much higher levels of land conservation and more robust land use planning tools to minimize loss of species and to be able to allow for resilience of ecosystems to threats like climate change.

4. Protecting Biodiversity

The United Nations Convention of Biological Diversity Aichi set targets of 17% of terrestrial areas to be protected by 2020. This figure has not been achieved by the Gabriola Island Local Trust Area, as less than 13% of terrestrial areas have been protected by 2020. Protection of biodiversity in the Gabriola Trust Area will require much higher levels of land conservation and more robust land use planning tools to minimize loss of species and to be able to allow for resilience of ecosystems to threats like climate change. Gabriola Island has higher pressure than other islands in the Islands Trust for development, with little to no land use planning tools to control it. Gabriola lost 95.5 ha of forested lands over the last 5 years due to deforestation and road and residential development, more than double that of any other island in the Trust. A central theme in this project is ensuring protection of not just the trees, but the forest floor, freshwater systems and native plants and animals on Gabriola Island while diversifying housing options.

IDENTIFIED ACTIONS FOR THE HAPC

The following is a draft work plan for the Housing Advisory Planning Commission to undertake completion and implementation of this engagement strategy:

HAPC Deliverables / Milestones	Target Completion Date
HAPC Review of the Engagement Strategy:	September 2019

Commented [SZ10]: HAPC is proposing to meet in September to further review this.



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HAPC Deliverables / Milestones	Target Completion Date
<ul style="list-style-type: none"> Identify and confirm clear role and decision making processes within HAPC Terms of Reference Develop a collective understanding of four central themes of the project and identify information gaps and presentation options (web/print) Provide recommendation to the LTC on potential changes to the draft Engagement Strategy/next steps 	
<p>In order to make recommendations to the LTC on engagement options to be utilized (town hall meetings, focus groups, online webinars, app-based engagement, social media, etc) and confirm available budgetresources, the HAPC will design and host a planning ‘charette’ style activity to develop an Workplan for community engagement:</p> <ul style="list-style-type: none"> Define goals of the charrette; Identify necessary and/or available resources and budgets; Identify participants (may begin with or be limited to HAPC members); Undertake charette process (1-2 day concurrent sessions); Understand and confirm proposed principles for engagement; Refine supportive material (the ‘story’) to include and reflect the newly developed options; Develop and approve a communication plan; Consider and select supporting community ‘stories’ for use within communication vehicles; Determine methods and paths of engagement based on defined options, strategy recommendations and available resources; Determine clear role of HAPC within the engagement process; Develop an ongoing evaluation process for the engagement strategy; 	February 2020
<p>Oversee and participate in the broader engagement process:</p> <ul style="list-style-type: none"> Undertake role(s) as defined; Review and revise process based on ongoing evaluation to ensure that principles and goals are being met. 	March 2020 to March 2021
<ul style="list-style-type: none"> Oversee development of draft report on identified options and actions for LTC consideration. 	2021

Commented [SZ11]: HAPC is proposing to meet in September/October/November to review these draft deliverables.

WHO IS BEING ENGAGED?

(insert infographic vs. table – sample only)



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<u>Representative Interests</u>	<u>Represented By/Who is Being Engaged?</u>
Off reserve indigenous housing needs	First Nations
Gaps in the housing spectrum (emergency, shelter, rental)	Residents (full and part time)
Employee Accommodation (Seasonal, Temporary, Full time)	Businesses
Protecting rental tenure and affordability of housing	<u>Residents</u> , Community Groups, <u>First Nations</u>
Protection of groundwater and biodiversity	<u>First Nations</u> , Local, Regional, Provincial Governments, residents, community groups

Commented [S212]: Senior Intergovernmental Policy Advisor recommendation in order to address whether Nations that acquire fee simple lands through treaty or disposition and want to partner to create market housing for sale to support development of housing on reserve OR Nations that wish to develop housing on reserve for membership or lease purposes.

POTENTIAL OUTCOMES OF THIS REVIEW PROJECT

This project will allow the LTC to consider recommendations for policy and regulatory changes that can be accommodated within the Official Community Plan and Land Use Bylaw. Potential changes will reflect the principles and values of the Islands Trust and the community itself. These may include:

- updated or new Official Community Plan policies addressing diversity of housing options, protection of the natural environment and groundwater resources;
- updated or new Land Use Bylaw regulations and development permit areas that regulate land use, residential rental tenure zoning, subdivision, density, siting, setbacks and height on Gabriola Island;
- A groundwater sustainability strategy that helps identify recharge areas that should be protected from development, aquifer vulnerability, relevant climate change scenarios and low risk development areas on the Island;
- Background reports on the technical analysis of the issues and results of the community engagement activities; and
- Increased awareness and clarity on how the private, not-for-profit or government sectors can deliver housing support services or develop housing options on the Island within the revised regulatory framework.

EVALUATION PROCESS

The strategy proposes an evaluation framework that considers the breadth and depth of engagement from both objective and subjective perspectives. At a high level, the evaluation process should include:

1. “Post-mortem” Evaluation sessions to examine, diagnose, discuss, and dialogue the cause-and-effect links and assumptions regarding the engagement process, outcomes, and intended and unintended consequences and impacts;



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2. A plan to organize and allocate resources for total evidence-based evaluation of the engagement process (who was engaged, how many, number of responses, depth and quality of responses);
3. Incorporation of lessons learned to be included in future engagements;
4. Development of an ongoing engagement strategy to support current and future LTC processes and projects.

Ensuring the validity of the engagement process will be critical in supporting the decision making process. Likewise, understanding how effective the engagement strategy, including the approach and tools used, has been will provide vital information to support ongoing engagement on Gabriola around housing and other issues.



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ADDENDUM

CORNERSTONE COMMUNICATION

The purpose of this addendum is to summarize critical information that is pertinent to the examination of housing options and impacts on Gabriola Island.

Why a Housing Review? Why Now?

The discussion around current and future housing issues on Gabriola has been ongoing for decades on the Island, and the Local Trust Committee has worked hard to balance the values of the Islands Trust and the changing interests and needs of island residents, all within the framework of the Official Community Plan and Land Use Bylaws. Previous consultations have resulted in recommendations and subsequent bylaw changes to address specific issues around housing, but the broader issue hasn't been addressed in a cohesive way.

The population of the island has continually changed, as has its economic profile. Reasonable forecasts suggest that greater change and potential growth is forthcoming, and our current state is being described as critical from more than one perspective. The environmental impact of humans in the world around us as well as here on Gabriola is becoming more clearly understood. The need to understand and address First Nations' interests and priorities has [become part of planning processes to ensure that reconciliation is being addressed](#), ~~moved to the forefront of our consciousness and~~ ~~among those who live here~~, there are seniors who are no longer able to stay in the houses they retired to who don't want to leave the island and community. There are families who can't find or afford a place to safely live and raise their children. Businesses who see the opportunity to grow and prosper, to create a sustainable Gabriola-based economy, are hindered or even halted by the inability to find employees because there is no affordable housing. Finally, our most vulnerable are at increased risk because the housing they find is unsafe and inadequate, if they can find housing at all.

These concerns lead to a clearly understood need for change, and a commitment from the Local Trust Committee to make changes that begin to address those issues – but only once they hear and understand how the community thinks and feels about them. The Local Trust Committee and the HAPC are working to provide you with many opportunities, and asking you for your time and thought to support them as they make the decisions that will shape how we live on Gabriola, now and in the foreseeable future.



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History of Housing Work Done to Date

A Brief History of Affordable Housing on Gabriola

1980s	1990s	2000s	2010s	2018-19
Seniors Village First rezoning application to the LTC for a 'seniors and special needs' housing project. Proposal was elaborate with shared amenities and green space. New zoning set a density limit of 28 units. What was constructed was very different than what was proposed with 14 duplex buildings, some strata owned, remaining rentals. No requirements for affordability or preservation of rental units.	Gabriola Gardens First rezoning application to the LTC for a seniors affordable housing development. Proposal for 36 rent controlled units. What was permitted was 24 units and as a result of a housing downturn the proposal was converted to market strata. Housing agreement requiring affordable housing was never registered on title so no requirement for units to be affordable or maintained as rentals.	Planning <ul style="list-style-type: none"> • June 2007 Gabriola Housing Solutions Forum was held • May 2009 Sustainable Gabriola group formed and identified housing as critical issue • Nov 2009 LTC commissioned 'Gabriola Affordable Housing Needs Assessment' 	Research <ul style="list-style-type: none"> • 2010 Islands Trust "Community Housing Toolkit" published • 2011 OCP amended to include a new density bank and increases in density only for affordable housing for seniors or special needs • 2012 PHC report "Affordable Housing Strategy for Gabriola Island" • 2016 Islands Trust "Baseline Report on Affordable Housing in the Islands Trust" • 2016 secondary suite regulations updated. 	Next Steps <ul style="list-style-type: none"> • 2018 Islands Trust "Housing Needs Assessment for the Northern Region" published • 2018 Gabriola Housing Society hosts an Affordable Housing Forum, in 2019 is registered as a charitable organization. • 2019 LTC launches a multi year 'Housing Options and Impacts Review Project' to update the OCP and LUB.

Critical Issues to Consider

How humans are housed, on Gabriola as elsewhere, has tremendous impact on the local environment, the community and, often, the world beyond. To better understand this, the current state is being considered from the perspective of ~~four~~ the following key themes.

- a. Housing Diversity and Affordability
- ~~b. Protecting Freshwater Aquifers~~
- ~~c. People at Risk~~
- ~~d. Protecting Biodiversity~~ Environment and Cultural Heritage (Climate Emergency, Protecting Aquifers and Protecting Biodiversity)

Commented [SZ13]: Recommended by Senior Intergovernmental Policy Advisor

Why Should You Engage in this Project?

The Housing Impact and Options Review Process will culminate in a set of recommendations for the Local Trust Committee to consider. These recommendations may include proposed policy and regulatory changes that impact the way current properties can be utilized and developed in the future. They may include changes to construction standards, and land use regulations on the Island. The intended impact



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will be defined in part by the engagement process, as will the recommendations. As a resident, property and or/business owner on Gabriola, you will likely feel the impact of these proposed changes.

The issues around housing on Gabriola are deep and complex. The LTC is committed to making changes to policy and regulations that strive to address those issues, in alignment with its broad principles and values and with the understanding, input and support of the community. Everyone who has a stake in this conversation has the right and opportunity to be involved. If you participate, your voice will be recognized and taken into account.