



Minutes of the Gabriola Island Housing Advisory Planning Commission

Date of Meeting: Wednesday, February 5, 2020

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

HAPC Members Present: Steven Earle, Chair
Tobi Elliot, Secretary
Dyan Dunsmoor-Farley
Angela Pounds
Dave Neads
Kenda Chang-Swanson
Heather Cameron

Regrets: John Woods

Staff Present: Sonja Zupanec, Island Planner
Nadine Mourao, Recorder

Others Present: There were five (5) members of the public in attendance

1. CALL TO ORDER AND WELCOME

Chair Earle called the meeting to order at 2:02 pm. He acknowledged that the meeting was being held in territory of the Coast Salish First Nations, welcomed the public and introduced Commission Members, Staff and Recorder.

2. APPROVAL OF AGENDA

By general consent the agenda was approved.

3. MINUTES - Gabriola Island Housing Advisory Planning Commission Draft Minutes dated November 20, 2019 – for Adoption

By general consent, the Housing Advisory Planning Commission meeting minutes of November 20, 2019 were adopted.

4. REVIEW JAN 11TH SUMMARY REPORT

4.1 Discuss report compiled from HAPC members' input at Jan 11th workshop. **Note: Summary Report already distributed by email.**

Staff provided an overview of the summary report and noted that the document was provided for information purposes to assist the Housing Advisory Planning Commission (HAPC) in their engagement strategy.

5. REVIEW & FINALIZE PROPOSED PUBLIC ENGAGEMENT STRATEGY**5.1 Discuss and finalize HAPC Public Engagement Strategy, to be presented to Trustees for approval at the Feb 27th LTC meeting.**

Staff summarized the report and process for the engagement strategy.

Discussion ensued and the following key points were noted by members:

- Add sentence to introductory paragraph that includes the date that the HAPC first began and what their purpose is;
- Amend engagement question to read “How might we amend Gabriola’s Official Community Plan (OCP) and/or Land Use Bylaw (LUB) regulations to fulfil our obligations to our community and the unique natural ecology in which we all live, by allowing a range of affordable, accessible housing options in accordance with water and climate change imperatives set by Islands Trust.”;
- Page 1, change “address First Nations core concerns and implementation” to “address First Nations core concerns and in accordance with”;
- Page 1, change “Gabriola Family Action Plan Wellness Collaborative” to the “Gabriola Health and Wellness Collaborative Family Action Plan”;
- Page 2, remove focus groups;
- Noted the Groundwater Sustainability Study and associated budget is linked to this project as a critical data piece;
- Page 3, add landscaping requirements and referral to the Gabriola Fire Department;
- Page 3 and all of document, replace word “fulsome” with “robust” or “comprehensive”;
- Tobi to email Staff with rewording of sentence regarding background reports on technical analysis and the results of community engagement activities;
- Page 3, 4th bullet under Tangible Deliverables, add “develop housing options on the island and increase awareness and clarity on how the private, not-for-profit, or government sectors may deliver housing support services.”;
- Page 4, update wording from “help contribute their perspective” to “so they can better express their diverse interests, needs, and perspectives”;
- Page 4, Innovation, replace “fulsome” with “a range of new ways”,
- Page 5, clarify new construction working with the Regional District of Nanaimo (RDN) to ensure new housing permits are to the highest construction standards;
- Page 5, United Nations in caps and brackets;
- Page 5, first paragraph, strengthen wording, homeless counts and look at trends “is” instead of “appears to be” and provide citations;
- Page 6, rearrange and put people first and follow with unique ecology;
- Page 7/8, add “consider building evaluation process into implementation plan”;
- Page 9, remove mail out and Pecha Kucha event; and
- Page 9, add print media directing persons to project website.

Heather Cameron left the meeting at 3:36pm.

5.2 Discuss use of social media tools and website as engagement portal for the public.

Staff will inform members of social media descriptors and how they may get involved.

5.3 Discuss potential budget requirements.

Staff will provide the Local Trust Committee (LTC) with budget requirements for this project for their information and approval.

6. CHAIR ROTATION SELECTION

Angela Pounds to be the next rotating meeting Chair.

7. ADJOURNMENT

By general consent, the meeting was adjourned at 4:01 pm.

Steven Earle, Chair

Certified Correct:

Nadine Mourao, Recorder