

From: Frants Attorp [REDACTED]
Sent: Wednesday, December 3, 2025 7:50 AM
To: Rueben Bronee; Stefan Cermak; Jason Youmans; Executive Admin; Islands2050; Laura Patrick; Tobi Elliott; Narissa Chadwick
Subject: Re: Reimagining Growth on Gabriola
Attachments: reimagining-growth-on-gabriola-island.pdf

Hi again, Narissa. Eight days have now passed since I asked this question. Since I have not yet received a response, I am now extending my inquiry to other Trust staff involved with the review of Gabriola's OCP and our Trust Policy Statement. Here again is the question: Does "cluster housing" involve higher densities using some form of FAR (as opposed to limits on number of dwellings), and, if so, why do your illustrations not reflect this?

From the "Alternatives to Rezoning" in the Gabriola document: "Cluster Housing - Small homes on one lot (no subdivision); efficient land and infrastructure use; may need housing agreements and floor area limits."

Since "cluster housing" is being offered in the Gabriola document as an **alternative to "rezoning for additional density,"** there is little doubt "cluster housing" involves higher densities. Furthermore, simply grouping already-allowed densities would not add to the housing stock. So, again I ask, why does your document (text and drawings) not make the increased densities using new calculations crystal clear?

And that raises questions about the draft TPS which also contains the same concept ("clustered small dwelling units"), again without making it clear that higher densities are involved using floor area calculations rather than limits on number of dwellings. I would therefore also like to have that TPS issue clarified right away so there is no doubt in the public's mind about changes now being proposed to all the islands.

As became apparent at yesterday's Trust Council meeting, the FAR concept has found its way into the draft TPS (and now official OCP review documents as well) **with little or no discussion by Trust Council of the consequences for the Trust Area.** Trustees Patrick and Elliott went so far as to deny that the FAR concept is going to apply - even though it is clearly built into the draft TPS and is a requirement for proposals now guiding OCP reviews on Gabriola and Salt Spring. How did that happen?

An answer from you or any other Trust official to all my questions would be greatly appreciated.

Frants Attorp
Salt Spring Island

On Tue, 25 Nov 2025 at 14:08, Frants Attorp [REDACTED] wrote:

Hi Narissa,

I have been looking through your "Reimagining Growth on Gabriola" information package and have questions regarding your "cluster housing" illustrations at the very beginning. First you show a large lot that, according to your second illustration ("currently allowed in zoning"), is already subdividable into 7 or eight 8 smaller rural lots. Your third illustration then shows the same number of dwellings clustered or concentrated in one part of the large property. In other words, there is no density increase shown.

However, most of the information you subsequently provide in the information package outlines ways to increase density by considering Floor Area Ratio rather than number of dwellings. Can you please confirm that FAR (or similar concept) applies to cluster housing in your information package, and, if it does, explain why your illustrations do not show any increase in density, or at least the potential for such.

Regards,

Frants Attorp
Salt Spring Island