



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

DATE OF MEETING: July 11, 2019
TO: Gabriola Island Local Trust Committee
FROM: Sonja Zupanec, MCIP, RPP
Local Planning Services
SUBJECT: Updated Project Charter and Draft Engagement Strategy Text

RECOMMENDATION

1. That the Gabriola Island Local Trust Committee endorse the revised Gabriola Island Housing Options and Impacts Review Project Charter v.3 dated July 2019.
2. That the Gabriola Island Local Trust Committee refer the July 2019 draft engagement strategy to the Gabriola Housing Advisory Planning Commission (HAPC) for comments on implementation and next steps.

REPORT SUMMARY

The purpose of the report is to present a draft engagement strategy and an updated project charter for the Gabriola Island Housing Options and Impacts Review Project to the Gabriola Island Local Trust Committee (LTC) for consideration, and to request that the LTC endorse the charter and refer the strategy to the Gabriola Housing Advisory Planning Commission (HAPC).

BACKGROUND

The LTC passed the following resolutions at the May 16, 2019 regular business meeting:

GB-2019-060

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to bring back an amended Housing Options and Impacts Review Project Charter with a subsection on Ground Water Sustainability.

CARRIED

The Project Charter has been revised with a clearer objective and in-scope activity related to groundwater and a revised workplan and budget (Attachment 1).

ANALYSIS

Issues and Opportunities

Engagement Strategy

The Advisory Planning Commission (APC) met five times over the last four months to deliberate on and assist planning staff in the development of a draft project engagement strategy. The strategy is intended to guide identification of engagement topics, approaches and measures to evaluate the success of the Housing Options and Impacts Review Project. The APC terms concluded on June 27, 2019 and although they were not able to hold a formal APC meeting to review the final draft (Attachment 3), it was circulated to members and comments were collected by the chair. The Chair reported to staff:

- there was general support for the draft strategy text and addendum;
- APC members wished to see the strategy presented in a visually engaging format such as a re-designed web based project page vs. the current [project page](#) template in use across the Islands Trust; and
- that it seemed more appropriate to defer the prescriptive engagement planning (methodologies, role of the HAPC in engagement, need for professional facilitation, schedule, resources, budget) to the HAPC as part of the commissions' initial workplan.

Housing Advisory Planning Commission

Orientation for the newly appointed HAPC members was conducted on June 20, 2019. The draft engagement strategy identifies key milestones/deliverables and target completion dates specifically for the HAPC. Staff recommend the draft engagement strategy be referred to the HAPC as the first order of business, for comment and recommendations back to the LTC on potential changes and options for next steps.

Project Charter Revisions

A revised project charter (Attachment 1) has been prepared for LTC consideration and changes include:

- Updated 'Objectives' to include the development of a groundwater sustainability strategy;
- Updated 'In-Scope' to include use of Regional District of Nanaimo water model data to inform the development of a groundwater sustainability strategy;
- A significantly revised 'Workplan' to illustrate the general timeline and deliverables over the next three fiscal budgets;
- Updated 'Project Team' to include the Islands Trust Freshwater Specialist to lead the development of the groundwater sustainability strategy;
- A significantly revised 'Budget' to allow for upgrading of the project webpage as part of the engagement strategy; development of a groundwater sustainability strategy; potential use of professional facilitation for community engagement and/or use of innovative web based engagement tools.

Rationale for Recommendation

Staff recommend the LTC endorse the updated project charter and refer the draft engagement strategy to the HAPC for comment. The HAPC can evaluate options for a comprehensive community engagement strategy and report back to the LTC as per the staff recommendation, included on Page 1 of the report.

ALTERNATIVES

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

1. **Endorse an amended project charter**
2. **Amend the draft engagement strategy prior to referral to the HAPC.**

The LTC may wish to amend the draft engagement strategy. 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.

NEXT STEPS

If the LTC concurs with the recommendations, staff will refer the draft engagement strategy text to the HAPC and assist them in identifying any necessary amendments or alternative options, prior to LTC consideration of final endorsement at the next regularly scheduled business meeting.

Submitted By:	Sonja Zupanec, MCIP, RPP Island Planner	July 2, 2019
Concurrence:	Ann Kjerulf, MCIP, RPP Regional Planning Manager	July 3, 2019

ATTACHMENTS

1. Project Charter – draft revised July 2019
2. Project Charter – endorsed January 2019
3. Housing Options and Impacts Review Project Engagement Strategy – draft July 2019

Housing Options and Impacts Review Project - Charter v 3

Gabriola Island Local Trust Committee

Date: July 2019

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 groundwater 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.

Groundwater Sustainability Strategy:

- Develop an island wide groundwater sustainability strategy that builds on the RDN water budget data and requirements of the provincial *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. Develop draft Terms of Reference for the groundwater sustainability strategy	Summer-Fall 2019
Initiate broad community consultation and engagement on review topics and groundwater research.	2020
Groundwater Strategy completed. Draft bylaw(s) presented to LTC for review; early referrals and consultation.	2021
Legislative process for proposed bylaw(s); adoption 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 /web/print; groundwater TOR; begin consultation	\$5,000
Legislative Clerk	Legislative Process/Bylaw Review	2020-2021	Topic Consultation/Professional Facilitation/Legal Review of draft; groundwater sustainability strategy completed	\$15,000 (pending budget approval)
Communications /Planner 2	Communications / Planning Support	2020-2021-2022	Legislative Process (community information meetings; public hearing; advertising)	\$3,000 (pending budget approval)
Housing APC	Community/First Nations Reps		Total	\$23,000
RPM Approval: Date: July 12, 2018 November 22, 2018 January 31, 2019	LTC Endorsement: Resolution # GB-2018-115; GB-2019-013			184

Housing Options and Impacts Review Project - Charter v 2.1

Gabriola Island Local Trust Committee

Date: January 2019

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 and Communication 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 footprints.

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.

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:

- Review provisions for secondary suites above existing farm buildings in the ALR.
- 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 outside the ALR (*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 Advisory Planning Commission with membership from Snuneymuxw, APC, community groups specializing in housing, health, economic development and environmental protection.	Winter 2019
Housing APC to develop the Engagement and Communication Strategy for LTC endorsement.	Spring 2019
Initiate broad community consultation and engagement on review topics.	2019-2020
Draft bylaw(s) presented to LTC for review.	2020
Community consultation and early referrals of draft bylaw(s)	2020-2021
Legislative process for proposed bylaw(s)	2021
Adoption of proposed bylaw(s) and communications materials	Spring/Summer 2022

Project Team

Island Planner	Project Manager/Planner
Regional Planning Manager	Project Sponsor
Legislative Clerk	Legislative Process/Bylaw Review
Islands Trust Communications Specialist / Planner 2	Communications / Planning Support
Housing APC	Community/First Nations Reps

RPM Approval:

Date: July 12, 2018
November 22, 2018
January 31, 2019

LTC Endorsement:

Resolution # GB-2018-115;
 GB-2019-013

Budget Budget Source:

Gabriola Housing Options and Impacts Review Project

Fiscal	Item	Cost
2018-2019	Communication and Engagement Process / Materials	\$4,000
2019-2020	Topic Consultation/Legal Review	\$5,000 (pending budget approval)
2020-2021 2021-2022	Legislative Process (community information meetings; public hearing; advertising)	\$3,000 (pending budget approval)
	Total	\$12,000

DRAFT – Community Engagement Strategy for the Gabriola Island Housing Options and Impacts Review Project

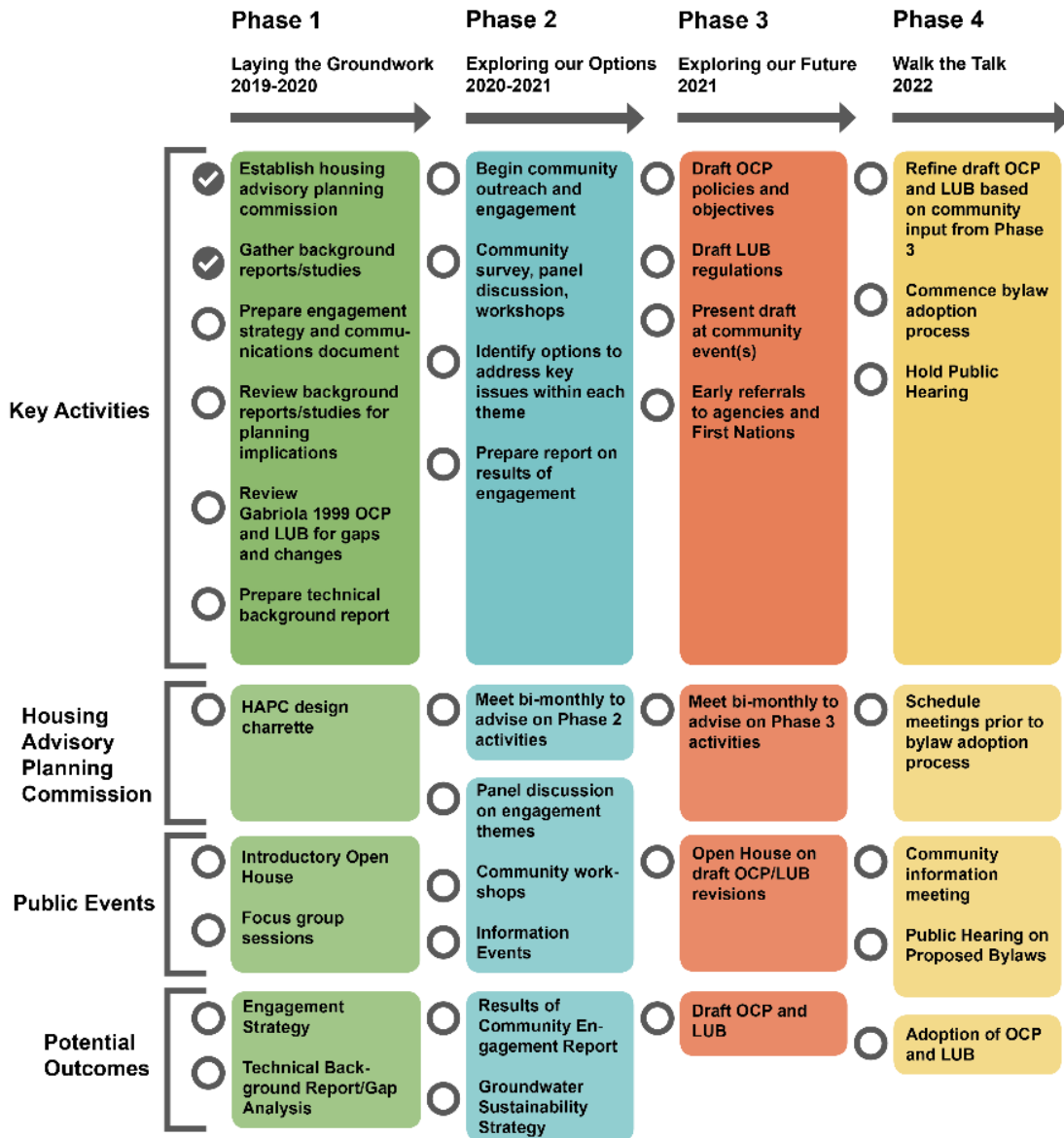
The purpose of this engagement strategy is to answer the question “What do we need to do to make this project successful?”. This document is intended to assist the Gabriola Island Local Trust Committee (LTC), planning staff at the Islands Trust and the Gabriola Housing Advisory Planning Commission (HAPC) 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 Islands Trust mandate to preserve and protect the unique and fragile environment of the island communities is the foundation of 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.

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



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 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.

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 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.

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

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.

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:

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. 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.

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
<p>HAPC Review of the Engagement Strategy:</p> <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 	September 2019
<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 budget/resources, 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

WHO IS BEING ENGAGED?

(insert infographic vs. table – sample only)

Interests	Represented By
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	Community Groups
Protection of groundwater and biodiversity	Local, Regional, Provincial Governments, residents, community groups

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” 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;

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.

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 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.

A Brief History of Affordable Housing on Gabriola

1980s	1990s	2000s	2010s	2018-19
<p>Seniors Village</p> <p>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.</p>	<p>Gabriola Gardens</p> <p>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.</p>	<p>Planning</p> <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' 	<p>Research</p> <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. 	<p>Next Steps</p> <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 key themes.

- a. Housing Diversity and Affordability
- b. Protecting Freshwater Aquifers
- c. People at Risk
- d. Protecting Biodiversity

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 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.

Call to action

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.

(END OF TEXT)