



Gabriola Island Local Trust Committee Minutes of Special Meeting

Date: December 10, 2020

Location: Electronic Meeting

Members Present: Dan Rogers, Chair
Kees Langereis, Local Trustee
Scott Colbourne, Local Trustee

Staff Present: Heather Kauer, Regional Planning Manager
Sonja Zupanec, Island Planner
Jaime Dubyna, Planner 2
Nadine Mourao, Recorder
William Schulba, Senior Freshwater Specialist

Others Present: There were approximately forty-five (45) members of the public and one member of the media in attendance

1. CALL TO ORDER

“Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change.”

Chair Rogers called the meeting to order at 6:07 pm, welcomed the public and introduced Trustees, Staff and Recorder. He acknowledged that the meeting was being held in the territory of the Coast Salish First Nations.

Chair Rogers advised that this Special Local Trust Meeting (LTC) was being held for application GB-RZ-2020.1 (Gabriola Housing Society).

Chair Rogers spoke to the holding of the Special LTC electronically, noting that the COVID-19 Health and Safety Guidelines preventing in-person meetings may continue for an extended period of time and this approach provides an option to inform the public, consider the application, and allows the LTC to continue due process and careful consideration of the proposal.

2. CONSIDERATION OF BYLAW AMENDMENT MOTIONS

2.1 Gabriola Housing Society (GHS) Letter dated December 4, 2020 and Track Changes Version of Housing Agreement regarding Amendments

Chair Rogers noted that correspondence is available on the Islands Trust (IT) Gabriola Applicants website.

The following additions to the agenda were presented for consideration:

- Add 2.2 Motion Regarding Submission from Trustee Langereis.

By general consent the agenda was approved as amended.

Trustees noted the following:

- In the Housing Agreement b. Agreement over the Lands, iv. Add the word 'of' between 'configuration' and 'the'; and
- Requested that the updated Housing Agreement be sent off to legal review for comment.

2.2 Motion Regarding Submission from Trustee Langereis

GB-2020-106

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request that staff forward the submission from Trustee Langereis concerning possible amendments and queries regarding the Draft Housing Agreement appended to Bylaw No. 308 to legal counsel for review and comment.

CARRIED

2.3 Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) letter dated November 30, 2020 to Sarah Hardy, Water Authorizations Specialist

Received.

3. COMMUNITY INFORMATION MEETING

3.1 GB-RZ-2020.1 (Gabriola Housing Society (GHS))

Presentation of Bylaw Nos. 306, 307 and 308

3.1.1 Bylaw No. 306 (Official Community Plan - OCP)

3.1.2 Bylaw No. 307 (Land Use Bylaw - LUB)

3.1.3 Bylaw No. 308 (Housing Agreement)

Planner Dubyna provided a presentation on the proposed bylaws and noted the following key points:

- Public Hearing is scheduled for January 7, 2021 and all relevant information is posted on the applications webpage or the Public Hearing binder is available;
- Applicants are seeking to develop 24 units with a mix of studio, 1, 2 and 3 bedroom units;
- Recommended every effort to limit loss of natural ecology and habitat, noted cluster of buildings and 55% of forest retained in proposed development;
- Water License is pending;
- Buildings will be rainwater collection ready;
- Bylaw Nos. 306 and 307 currently at second reading;
- Staff recommend the new Development Permit Area (DPA) DP-11 to protect the environment;
- Current zoning has no environmental protection;

- Bylaw No. 306 requires a Housing Agreement for affordable housing rezoning applications; the Housing Agreement is registered on title to ensure housing affordability in perpetuity;
- Bylaw No. 308 is at first reading and sets out requirements for rental rates, housing income limits, permanent, principal residence, at least one qualified occupant etc.;
- Next steps include PH, 3rd reading of bylaws, Community Information Meeting (CIM), final reading and adoption of bylaws (registration of covenant), referral of Official Community Plan (OCP) to Ministry, referral to Executive Committee (EC); and
- Send correspondence to northinfo@islandstrust.bc.ca or speak to a Trustee directly and request that the correspondence be taken into consideration with the whole Local Trust Committee (LTC).

Ian Scott, representative of the applicant, provided a presentation titled the 'Vision for Paisley Place' and noted the following:

- Affordable, comfortable, secure rental housing for Gabriolans of all ages who have low to modest incomes;
- Respected the natural settings and minimized forest impact;
- Principle impediment to providing affordable housing is ensuring sufficient funding;
- Centrally located close to transit, shops, schools and employment centres;
- Updated site plan showed modified clusters pulled further East, reconfigured parking, central commons building (funding dependant), fire department pull in with water storage, standpipe to feed dry hydrants;
- Type 3 sewerage system to the South of development with ultraviolet treatment of waste water;
- Greywater treatment;
- Review of well data and hydrogeology monitoring analysis shows aquifer is sufficient and development extraction rate 0.18 L/s / 2.85 GPM (15,522 Litres per day) will have negligible impact on neighbouring properties, including the school;
- Water management plan included a plan for operational component of managing water resources: well water, rainwater, and wastewater;
- Water licence technical review indicates proposed water extraction from well is sustainable;
- Landscaping will require additional water during establishment period in the first 2 to 3 years, minimal irrigation required following establishment;
- Definition of affordable housing included housing that cost 30% of household gross income;
- Gabriola Housing Assessment noted 150 people per week use the Gabriola Food Bank, many renters paying more than 30% of household gross income on rent and/or live in inadequate housing, strong need for affordable housing;
- Gabriola Housing Society (GHS), a non-profit, was donated the Paisley Place lots, determined that it is a feasible location for affordable housing development, in process of rezoning property, and applying to secure funding;
- Principle target funding includes BC Housing Community Housing Fund, unit requirements include deep subsidy on 5 units for persons on fixed incomes, social assistance, disability etc., 12 Rent-geared income units based on 30% of gross income; 7 Affordable Market units;

- Housing Agreement defines priority to residents of Gabriola and Snuneymuxw First Nations; and
- May need public funding to reduce development costs.

4. QUESTION AND ANSWER SESSION

Chair Rogers explained the format of the Q&A session and advised that he will address the questions to the appropriate person to answer: Planning Staff, Trustees, Applicants Ian Scott and Nancy Hetherington Pierce, Hydrogeologist Allan Dakin, Sarah Hardy and Ben Robinson from the Province, Malcolm McNaughton from BC Housing or William Schulba, Senior Freshwater Specialist.

Members of the public had the following questions:

- What happens if the rezoning does not go through and if BC Housing application for funding is denied?
 - If the lots are not rezoned, there is no project for BC Housing funding application. If we rezone successfully and do not get funding, we would re-apply for funding or solicit private donations for a much slower process;
- What are the main factors BC Housing considers for funding?
 - The application process is competitive, one aspect of evaluation for funding is risk of the project, being well into the rezoning process shows government support, design process, operating capacity, water license process etc. are all evaluation criteria;
 - BC Housing has a 10 year funding program, if GHS is not selected in this intake there are several more planned in the next few years, certainty in water and zoning make for a better score for funding;
- Have all the referrals had responses?
 - Have not received responses from all agencies and First Nations, all received referrals are on the applications webpage;
- Has the legal council's concerns with the Housing Agreement been addressed regarding risk of all units becoming affordable market units?
 - The amendments that are in the agenda include clause of 30% market units with flexibility if the funder requires a different number, will need to go through legal review;
- Is it possible the amended Housing Agreement will not have been legally reviewed before the scheduled Public Hearing in January?
 - Hopefully it will be available for the PH;
- If the project is convinced there is sufficient water, would IT put a bond in case any wells of neighbours were impacted by the development's use of water? Who is responsible?
 - Posting a bond related to ground water is unattainable for the project. Hydrogeologist reports conditions look favourable and based on their assessment, Lockinvar area wells are unlikely to be affected. 30 year review tool it is possible to open up water license and amend rights based on that provision, collect data and quality information would be useful;
- Why is the project being rushed?
 - We are eleven months into this application process and this is our second Community Information Meeting (CIM), we have attempted to stream line the process to allow the applicant to be in the best position for funding;
- Is the Sewage system on the South of property located in an impermeable swamp area?

- The sewage system is not to be located in the low lying area and soil depth and analysis has been done by a qualified professional, a type 3 system does not put risky bacteria into the ground;
- Would like more details on the type 3 sewage system and raised bed fields.
 - Please see wastewater report online on the IT Gabriola applications page for more details;
- How often are the income assessments for affordability completed for tenants? Are personal capital and assets taken into consideration?
 - Under the BC Housing Community Housing Fund Program, the deep subsidy and rent geared housing, there is income testing before moving in and then again each year. Personal capital and assets are taken into consideration;
- Is the DP-11 zoning site specific or for any future multi-dwelling affordable housing developments?
 - DP-11 zone is for this application, however, it is broad enough to be used or designated for lots in the future where sensitive eco-systems exist;
- What is the plan for the remaining undeveloped lot on Paisley Place?
 - The GHS Board have not discussed the future of Lot 4 and are open to broad thinking about what might be done;
- How would DP-11 be applied to other areas of Gabriola?
 - The DP-11 is specific to this application but broad enough to be applied to another future application if it fits and offers more environmental protection to protect sensitive ecosystems, which do not qualify for conservation covenant due to size of the lot;
- How did GHS get started on this project? Why is GHS proposing this development? What are the implications of lack of affordable housing for Gabriolans? What are the housing needs?
 - The Affordable Housing Needs Assessment in 2009 demonstrated need for affordable housing. People for a Healthy Community housing needs strategy suggested to form GHS to work on affordable housing. In 2013 GHS was formed with mandate to develop, support, and operate housing for people with low to moderate income. In 2018 the IT commissioned affordable housing needs assessment demonstrating low to moderate income people not finding affordable rental housing. GHS began intentionally looking at properties in the village core, and obtained a donation of land from Emcon Services;
- What are the implications of not having enough supply of local affordable housing?
 - Data indicates lack of affordable housing heightens stress, kids go to school hungry, food bank usage increases, long term health implications, and overall impact on wellbeing and mental health. People leave the community and their support networks;
- Is the Housing Agreement for this application only or could it apply to another future affordable housing application?
 - The Housing Agreement is for this application only. IT have a template available but each affordable housing project requires its own Housing Agreement;
- Why is this process being rushed and the proponents pushing the schedule?
 - Encouraged to find efficiencies, the need in the community is great and it is more cost effective to build the development all at once rather than a phased approach;

- Light pollution due to the additional lighting of the development is a concern, are measures being taken to reduce light pollution?
 - Landscape lighting is at the bollard level, no overhead lights are being used in the development, Bylaw No. 306 addresses this;
- Is there a traffic noise buffer between the development and Lockinvar properties?
 - There is a buffer of trees, Bylaw No. 306 addresses this;
- Lockinvar Road is quite narrow with no sidewalks, is there a plan to ensure safe movement of pedestrians?
 - Development of this scale will not increase traffic count very much and there is a plan to build a walking trail to the school and North Road from the development;
- What measures are going to be taken to reduce construction noise?
 - Hoping to get to funding stage then deal with construction stage, looking at construction work on weekdays and not weekends, consideration of neighbours is key part of the process;
- Are there any other organizations working on affordable housing issues on Gabriola?
 - Not aware of any other organizations working on affordable housing development, Housing Advisory Planning Commission working on Housing Impacts and Review Project looking at broad range of options of all types. There are no other applications for affordable housing developments at this time;
- What does a phased BC Housing funding application process look like?
 - Develop 12 units and then reapply for funding for another 12 units in 2 or 3 years;
- Water license technical review refers to 3 lots for license, is it not 2 lots?
 - It is 2 lots, that is a typographical error;
- What is timeline and final process for water license?
 - Send referrals to local agencies, First Nations consultations, technical review and impacts and licencing decision; and
- Is the Sitka Spruce development behind lot 1 considered in the water license?
 - No applications for water license have been received from the Sitka Spruce development to date.

Chair Rogers concluded the Q&A portion of the meeting. He recommended that the information on this application can be found on the Islands Trust Gabriola Island Applications webpage and offered options and contact information for providing input, asking questions regarding this proposal, or for follow-up on questions that time did not allow at this Special Meeting. Emails may be sent to northinfo@islandstrust.bc.ca.

5. ADJOURNMENT

By general consent the meeting was adjourned at 8:42 pm.

Dan Rogers, Chair

Certified Correct:

Nadine Mourao, Recorder