



Gabriola Island Local Trust Committee Minutes of Special Meeting

Date: August 26, 2020
Location: Electronic Meeting via ZOOM

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

Staff Present: Jaime Dubyna, Planner 2
Nadine Mourao, Recorder

Others Present: There were approximately fourteen (14) members of the public 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 2:02 pm, welcomed the public and introduced Trustees, Staff and Recorder and he acknowledged that the meeting was being held in the unceded territory of the Coast Salish First Nations.

Chair Rogers advised that this Special Local Trust Committee Meeting (LTC) was being held to conduct a Community Information Meeting (CIM) for application GB-RZ-2020.1 (Gabriola Housing Society) and that it will include a presentation and facilitated Question and Answer (Q&A) sessions, where members of the public will hear information and may ask questions about the application and proposed Official Community Plan (OCP) and bylaw amendments.

Chair Rogers spoke to the holding of the CIM 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.

Trustees Langereis and Colbourne thanked everyone for attending and acknowledged that the meeting was being held in the unceded territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

The following addition to the agenda were presented for consideration:

- Add 2. Approval of Agenda.

By general consent the agenda was approved as amended.

3. COMMUNITY INFORMATION MEETING

Presentation regarding GB-RZ-2020.1 (Gabriola Housing Society) - Bylaw Nos. 306 (OCP) and 307 (LUB).

Planner Dubyna provided an overview of the proposal, changes to OCP and bylaws necessary to enable the proposal, and next steps. She advised that all relevant information is posted on the Islands Trust Gabriola Island Applications webpage.

Key points from the presentation:

- Gabriola Housing Society (GHS) has submitted professional assessment reports which are available on the Islands Trust Gabriola Island Applications webpage;
- Hydrology Report addresses concerns regarding impacts to neighbouring residential wells, reporting that the main fracture has low connection to the wells on Lockinvar Lane;
- Wastewater Report (Revised) provides recommended treatment system;
- OCP amendment required due to the lots currently being designated Institutional;
- Land Use Bylaw amendment required to add 24 units of Multi-dwelling Affordable Housing (MAH) and for permitted uses, maximum dwelling units, maximum structure height, setbacks, tenure, signage, parking regulations, new definitions, and guidelines for new Development Permit 11 (DP-11) etc.;
- Environment Assessment (EA) Report states no environmental constraints to rezoning and proposed MAH development and recommended reducing development footprint where possible to minimize loss of mature forest and native vegetation;
- Proposed bylaws include a new Environment Protection Development Permit Area (DPA) incorporating recommendations from the EA Report;
- OCP requires a Housing Agreement (HA) providing affordable housing in perpetuity;
- GHS has submitted a draft HA with eligibility and residency requirements to ensure housing affordability;
- Gabriola Volunteer Fire Department (GVFD) responded to the referral and requested no parking on Paisley Place, the road be widened, or create a fire truck pull off; locate water tanks near the fire truck pull off; and reduce building height to 8.5 metres (28 feet); and
- Preliminary discussions with Ministry of Transportation and Infrastructure (MoTI) indicate no concerns with bylaws.

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, or Applicant.

Members of the public had the following questions:

- These bylaws are site specific, how can we make sure they are?
 - Planner Dubyna stated that the new MAH zone could be applied to any future MAH application, however, if a future MAH application is received, it will go through due process;
- Can the bylaws still be changed?
 - The proposed bylaws may still be amended due to referral and community input;
- Has the Water License application been approved?

- Applicant noted that an application for a Water License has been submitted and is awaiting response;
- Liked the development but noted many concerns with water;
 - Chair Rogers requested the member of the public to submit their concerns to Staff so they may be addressed;
- Will there be a public information meeting with a HA included?
 - Planner Dubyna noted that when the draft HA is ready, it will be submitted to the LTC for review and available to the public. Another CIM is scheduled to be held that will include the draft HA;
- Requested clarification on the water report where it stated that there was a small impact on Lockinvar wells but indicated on second page that there may be significant impact during late summer months?
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 - Applicant noted that the supplemental Hydrology Report indicates that Lockinvar wells deplete in late summer and that Paisley Place has a much larger pool of water with poor connection between these aquifers;
- Will the LTC wait for 4th reading of the bylaws until the HA is registered on title?
 - As a condition of rezoning for affordable housing all covenants are to be registered on title prior to final reading (4th reading);
- If GHS wanted to develop remaining lot 3, would the lot be entitled to 24 housing units as it is more than one hectare?
 - No;
- Doubtful of the Hydrology Report as the school is on the same fracture. Will the development affect the school water use?
 - Applicant noted that the well has been well monitored on the adjacent Main Road site and during the pump testing process the impact was minimal on the school well;
- The well pump testing was done during fairly wet conditions, how viable is the well during the drier months? Is the Paisley project liable to support the school with water if the well is impacted by the development?
 - Chair Rogers noted that the water license and study will determine the viability of the well and not able to answer legal issues;
- Questioning validity of report due to local knowledge of area not matching well levels as in the Hydrology Report.
 - The LTC is happy to receive feedback and operates off the best information available and considerations of expert opinions as part of their due process;
- After the OCP and LUB are approved, would a guarantee of funding be a legal requirement prior to 4th reading?
 - From planning perspective this is not a planning requirement, however, the LTC may consider this a condition;
- Will LTC reduce allowable height of buildings in response to the GVFD recommendations?
 - Referral responses will be included in the Staff Report for LTC consideration;
- What is the status of the HA?
 - In draft form;
 - The draft HA will be presented at an upcoming LTC meeting;
- When would we expect to see the 3rd reading of bylaw?
 - Planner Dubyna indicated that Staff are currently working on this (still need to do 2nd reading);

- Is this application creating bylaws that are not fitting the application but tailored for future applications and developments?
 - These bylaws are for the application submitted by GHS;
- What is the status of the HA?
 - The GHS have provided amendments to the Islands Trust template, a draft of the HA will hopefully be submitted to the LTC review at their October meeting;
- The height of the buildings in application is different than in the proposed bylaws.
 - The proposed bylaws are subject to change and are different than in the application;
- Concerned about sewerage effluent affecting the Lockinvar Lane area;
 - Applicant noted that the Wastewater Report (Revised) indicated that the planned container-based sewage system and treated water will not leave the development area;
- Assumed lot consolidation are allowed, member of the public indicated concern about future applications;
 - Only these lots are affected by the MAH zoning. If a future applicant would like to rezone lots MAH, they would need to follow a similar process, which would need its own application and considerations; and
- Interested in adding a minimum lot size to the LUB;
 - Chair Rogers asked the member of the public to clarify their enquiry in written comments to Islands Trust.

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 for at this CIM. Emails may be sent to northinfo@islandstrust.bc.ca.

Chair Rogers thanked everyone for their participation today and advised that the next LTC regular meeting is scheduled for September 10, 2020 and will be held electronically.

5. ADJOURNMENT

By general consent the meeting was adjourned at 3:33 pm.

Dan Rogers, Chair

Certified Correct:

Nadine Mourao, Recorder