

1. If elected, what specific actions would you take within Islands Trust authority to address the housing crisis?		
LISA Gavreau	BEN Mabberley	TAHIRAH Rockafella
The last four years have been very productive at the LTC table and at Trust Council. It is clear that we need more housing options. Not one kind of housing and not housing everywhere. We need more realistic choices for the people who live and work on Galiano. Small-scale multi-unit housing? Yes. This should be part of the conversation. Worker housing? Let's look seriously at ways businesses and other organizations can provide it. This term, we approved a Temporary Use Permit very much along these lines at Bodega Ridge. Existing commercial properties? Where appropriate, let's look at whether we can incorporate residential uses, too. Sound familiar? This term, we were presented with an interesting opportunity to pilot exactly this idea at the Film School property. I would also like to examine whether, instead of always zoning by housing type - house, suite, cottage, etc. - some areas could allow an appropriate number of dwelling units and give people more flexibility in how those homes are clustered. One building with several units might work for one	We have applied to the Trust Council for funding for an OCP review. If that is ok'ed then I believe we have to do a complete review of the Housing Policies. Especially the Community housing policies and in particular sec D which refers to amenity zoning to allow for secondary dwellings for affordable housing in the residential zones. Also sec E which is to consider amending zoning to allow for manufactured homes including tiny homes. we have to figure out how to allow for tiny homes in our Housing policies. Even if we get turned down for an OCP review I believe that we should still to a targeted review of the housing policies	

property, several small detached homes might work better somewhere else. These aren't ideas I've pulled out of thin air. The Islands Trust's Housing Options Toolkit gives Local Trust Committees a range of approaches to consider, including alternative dwelling units, tiny homes, small-scale multi-unit housing, nonprofit affordable housing and different approaches to residential zoning. The Local Trust Committee can't build housing, but it can test whether our Official Community Plan and Land Use Bylaw create unnecessary barriers to good housing ideas. That's one reason I believe the upcoming OCP review is so important for Galiano. We need to find the right tools for the right job, together. This term, at the Trust Council table, it was Galiano that moved and seconded the motion to approve the Draft Trust Council Housing Strategic Action Plan. I am eager to continue this work, while keeping an eye on what other islands are doing to address their housing challenges and bringing home ideas and solutions that may be appropriate for Galiano.		
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2. How will you balance the Trust mandate with the urgent need to amend OCPs and Bylaws to permit tiny homes and other proven housing strategies ?		
LISA Gavreau	BEN Mabberley	TAHIRAH Rockafella
Tiny homes? Build them. Over the past four years, Islands Trust Council has pushed for regulatory changes to better enable tiny homes on wheels. I think we need to continue that work and, here on Galiano, be proactive about what our own OCP and Land Use Bylaw should look like as we address those barriers. I don't think we should pit housing against the environment. We need to re-examine what healthy, sustainable community living looks like. Ask ourselves: How are we living here? How do we want to live here in the future? That is the central question. Section 3 of the Islands Trust Act says "the object of the Trust is to preserve and protect the Trust Area and its unique amenities and environment, for the benefit of residents of the Trust Area and British Columbia generally." The environment is expressly included in the Islands Trust mandate, but Section 3 does not frame that mandate as environmental protection alone. Housing has to be part of that conversation. So does groundwater, forests, shorelines, biodiversity, agriculture, our local economy,	I think that you do this the same way that we tried to last term. We approved a Temporary Use permit to allow the film school housing to be protected and when we had the opportunity to protect forest lands we did that as was the case for the District Lot 85 , 86, and 14 rezonings. I still believe the use of TUPs can be an effective tool in the housing playbook	I believe planned sustainable development for small-scale, multi-family sites and tiny homes complements environmental conservation strategies, as there has been scholarship indicating that a healthy environment is stewarded by communities. I do have questions about deeming housing affordable in that I have heard from some housing advocates that any housing is good housing. I am a firm believer we need to ensure there is housing accessible for not just vacationers or the wealthy, and this is achieved by housing agreements or bylaws within the housing developments (I believe? Please feel free to discuss this with me as it is a topic I would like to learn more about). I believe that given the Trust mandate, Trustees should always consider the environment when working on any application, and this includes housing applications. Impacts on groundwater, biodiversity, and sensitive ecosystems should be evaluated thoroughly before approving any development project. Sometimes this can be viewed as 'slowing down' an application or creating barriers, however, I believe with careful planning, sustainable development is necessary on Galiano. There is a difference between rubber-stamping applications, stalling them because one can't tolerate the political controversy, and making consistent, thoughtful progress that ensures secure housing and water

reconciliation and community resilience, all of it. The challenge is figuring out how Galiano can adapt and provide more housing options for the people who live and work here, while protecting the fragile ecosystems and ecological values that make this place extraordinary. As an ex officio and voting member of the Islands Trust Governance Committee, I have spent considerable time examining and discussing the Islands Trust mandate. I agree with Trust Council's interpretation that our decisions must recognise all elements of that mandate and, where those elements compete, require "careful and reasoned balancing." That balancing is one of the hardest parts of being a Trustee. These decisions are rarely simple, and they affect real people, real properties and the future of our community. It is an incredibly important role that requires the trust of the community, a practical understanding of the issues and the willingness to make difficult decisions with both good judgment and your heart in the right place.		for the future. I like to think I fall into the last category and believe I proved that with GIGARHS. The Galiano LTC has also already adopted some of the proven housing strategies, such as secondary suites and permitting STVRs as home-based businesses, but more can be achieved, particularly with an OCP review. Some considerations would be to include multi-family density, conservation density, and subdivision density bonuses; these would be on a case-by-case basis depending on suitable areas, clustering homes so there is less impact on the surrounding area or offering conservation and ecological values in exchange for density.
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3. Would you support waiving or reducing fees or providing density incentives for affordable housing?		
LISA Gavreau	BEN Mabberley	TAHIRAH Rockafella
I know this one first-hand. As the former President of GIGARHS and GALI, I saw directly the costs that come with the planning process, and I had to push back when I believed parts of that process had become overly prescriptive. The Trust doesn't build housing. Community organisations, landowners, other governments and people willing to champion projects are what actually make housing happen. For non-profit housing societies, unnecessary costs and delays matter. Across the Gulf Islands, community donations are often the bread and butter that keep these organisations going, and those dollars shouldn't evaporate into bureaucracy. One practical tool already exists: the Executive Committee Application Sponsorship Program. Both GIGARHS and GALI received sponsorship toward Islands Trust application fees, but the program is currently on hold for the 2026/27 fiscal year. I would absolutely support restoring that funding and ensuring non-profit housing societies can access it. Reduce or waive application fees for non-profit affordable housing and make the planning process more efficient and proportionate to the project. Affordable	Absolutely I would support waiving/reducing fees for affordable housing projects. As for density incentives we could look at Mayne Is example of splitting cottage densities to allow an 800 sq ft cottage to be split to two 400 sq ft units as long as they are used for long term housing and not air b and b	As indicated in question no.1, I would propose reduced application fees (such as SSI has in place) for affordable and special needs housing projects. This would eliminate the need for organizations to apply for executive sponsorship of fees, therefore reducing an administrative step. Frankly, I'm surprised no one has yet?

housing dollars are hard enough to raise. As much of that money as possible should go into actually building homes.		
4. Over 50% of Indigenous renters on Galiano Island are in extreme housing need. What do you see as the role of the Trust in ensuring cultural connection and housing for Indigenous Islanders?		
LISA Gavreau	BEN Mabberley	TAHIRAH Rockafella
I have something substantial to contribute here. Before becoming a Trustee, as President of the housing societies, I led Indigenous outreach as part of our affordable-housing work. One of the questions I asked each person we interviewed was: "How many people do you know, or how many members of your family, have had to move away from Galiano because they couldn't find housing?" The answers startled me. Each person I spoke with said hundreds. I don't present that as a statistical study. Those were the experiences people shared with me, and it fundamentally changed the way I thought about housing and connection to this island. Housing can be a bridge—a way people maintain, or rebuild, their connection to land, family and community. That outreach work was reflected in the Housing Agreement we developed as part of the GIGARHS rezoning	I think that I worked hard to engage with the Penelakut Tribe so that they are welcome at the Islands Trust meetings and are involved in our decision making process. If we do an OCP review then they would be fully included in that process. Also we have our Local Indigenous people and I have made my property available to them for rent free housing but there is a lot more to do	Accessible (affordable) housing (sorry, not sure what the current political terminology is but I am referring to housing that is below market rental values, and that is not because of substandard quality) is in significant shortage on Galiano, and this has been shown to particularly impact Indigenous people. Due to colonial displacement, systemic racism, intergenerational trauma, and insufficient government funding, Indigenous populations are more at risk of not having access to secure housing. As a Trustee, one cannot create housing or ensure there are Indigenous-led projects, however, they can ensure portions of housing developments are dedicated to Indigenous applicants (such as the GIGARHS housing agreement), in order to provide (albeit, in a minimal capacity) access to the land in which their recent ancestors once occupied.

application. Schedule B did not restrict eligibility simply to people who currently lived on Galiano. It specifically included Indigenous peoples with rights and responsibilities in and around what is known as Galiano Island, as well as people considered by members of those First Nation communities to be part of their community. That distinction matters. If someone's family or community has connections to these lands but housing scarcity has made it impossible for them to live here, requiring them to already be a Galiano resident before they can qualify for housing simply perpetuates the problem. That experience has carried directly into my work as a Trustee, it emphasised that we need more meaningful engagement. In 2023, I brought a Request For Decision (RFD) to Trust Council asking staff to examine longer First Nations referral response times and, importantly, to engage with Indigenous Governing Bodies themselves about how the referral process could be improved. Trust Council supported this Request. Meaningful engagement means listening early and building relationships before a proposal reaches the end of a planning process. It means asking Nations themselves what they need, holding space for Indigenous housing needs in our OCP and		
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land-use planning and examining whether our regulations are creating unnecessary barriers to people living on lands to which their families and communities have called home since time immemorial. The Trust cannot decide for First Nations what culturally appropriate housing should look like. Our job is to build the relationships that enable Nations to tell us what is important to them—and then make sure we are actually listening when we make land-use decisions. I am grateful for the experience I have had on both sides of the table. It has given me a perspective that I carry with me in my work at the Islands Trust, as I continue to learn how to be a good Trustee.		
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5. How will you ensure the upcoming OCP review will include the voices of low and moderate income islanders?		
LISA Gavreau	BEN Mabberley	TAHIRAH Rockafella
At first blush, public engagement sounds easy enough, but it is much more than holding a public meeting and saying everyone was invited. It wasn't until I started my own rezoning for the restaurant that I realised just how actively engaged the Galiano Community is in Local Trust Committee meetings. We are a highly engaged community. But we also have to pay attention to who isn't in the room. It's an easy observation that people with low or moderate incomes are often among those most affected by housing decisions, but they can also be among the hardest people to reach through the usual public processes. And it's important to remember that income categories on paper don't always tell us who is struggling to remain on Galiano. Affordability is certainly part of our housing crisis, but so is availability. Even people with higher incomes can struggle to find suitable long-term rental or other housing here. When you're working two jobs, have children to look after, lack transportation or Internet access, or simply can't spend three hours at an	During the OCP review we need a working group or two just to tackle the housing policies. hopefully these working groups will include our housing societies that are currently doing great work on the 2 housing projects but also we need to find a way to have our low and moderate housing voices at the table. As you know that is not an easy task so when we start we will have to reach out to the housing societies for their advice	To me, ensuring the ability for the entire community to participate in the political discussion is one of the most important aspects of responsible governance. When society is provided with the knowledge and understanding of a topic – whether it be housing, reconciliation, environmental protection, or the responsibilities of local government – they can better participate in the decision-making process. By providing the community with the opportunity to learn more about the fundamental issues that both government and society are facing today, we are enabling and encouraging people to make their voices heard. During my previous term as trustee, and as an individual, I have created events where people can learn about groundwater, old growth forests, and the forest zones within the Trust Area. I have wanted to provide opportunities for people to participate in a casual, anonymous manner. Politics does not always feel like a safe place to make your voice heard, particularly in a smaller community, so I strive to ensure there is space to communicate your concerns or suggestions that don't require you to stand up in a meeting. I also always tried to make these events take place on weekends or evenings, to increase accessibility for those who have jobs, kids, or other demands on their time. I would also share these events on social media so people that couldn't attend in person could still read the

evening meeting, not being there doesn't mean you don't have something important to say. My work as Chair of the Islands Trust Accessibility Committee has brought this into even sharper focus for me as we work toward an Accessibility Plan for the Islands Trust. Accessibility means identifying barriers to participation and asking what we can do differently to remove them. I think the same principle should apply to an OCP review. That would mean having a variety of ways for people to participate. Public meetings are important, but so are surveys, informal conversations, online opportunities, written submissions and direct outreach that meets people where they are. We should be hearing from renters, workers, young people, families, seniors, businesses and people who have already had to leave Galiano because they couldn't find somewhere to live. We also need to recognise that the loudest voices in the room are not necessarily the voice of the community. People who attend every meeting, write frequently or speak forcefully absolutely deserve to be heard—but so does the person who has never attended an LTC meeting, the renter working through dinner, the young family who can't find childcare or the worker wondering		information and offer comments in other methods, such as email, messaging, etc. Including the community in more than just a meeting format when addressing local governance policies is key to ensuring all peoples' opinions are heard. This is especially important when discussing an OCP review. The current LTC has added this as a top priority of the work for the next term. These policies shape our community; it is time for a review so that we can address and include issues and concerns that have developed in significance since the last review, in the early 2000s. If elected, I will bring the energy and enthusiasm needed to ensure all people of Galiano are able to participate in creating a plan and policies that support our economy, housing, reconciliation, forests and ecosystems, and sustainable development – all of which will be complementary to the Trust object: to preserve and protect the Trust Area and its unique amenities and environment.
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whether they'll still be able to afford to live here next year. Good public engagement isn't about counting how many times something is said, or how loudly. It means making a deliberate effort to understand the breadth of the community, including the people we don't normally hear from. An OCP review is about Galiano's future. The people struggling to remain part of that future deserve a meaningful opportunity to help shape it. I believe the choices we make today will become the Galiano we leave to the next generation. I hope I have your support in this election so I can continue this work.		
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