



DATE OF MEETING: March 4, 2021
TO: Gabriola Island Local Trust Committee
FROM: Sonja Zupanec, Island Planner
Northern Team
SUBJECT: Development Potential Mapping for the Gabriola Housing Options and Impacts Review Project

PURPOSE

The purpose of this memorandum is to update the Local Trust Committee (LTC) on the status of the 'Development Potential' mapping project, which is a deliverable of the larger 'Gabriola Housing Options and Impacts Review (HOIR) Project'.

DEVELOPMENT POTENTIAL MAPPING LAYERS

Planning staff have been working with the mapping department to upload new online MAP IT data layers which are intended to complement the existing Gabriola Island datasets available for the general public. The new data will address some of the anticipated research goals of the HOIR project as well as the current work of the 'Gabriola Housing Working Group', who are expected to provide the LTC with recommendations on possible next steps in the HOIR project by April 2021.

Preliminary analysis has commenced on projected build out of the island by the Gabriola Housing Working Group volunteers under a variety of growth projection scenarios. The following layers of data have been compiled as of February 2021:

- Number of vacant lots (BC Assessment data)
- Subdivision potential (based on minimum average lot size requirements from Land Use Bylaw)
- Number of lots 2 hectares or larger with zoning that permits one secondary suite
- Forest cover classification
- Areas of aquifer vulnerability due to high risk of saltwater intrusion

Data sources for each layer will be publicly available in information tabs. An example of a printed, PDF map that can be produced from the online system is included in Attachment 1. A short demonstration of the mapping will be shared during the March 4, 2021 regular business meeting.

SUMMARY AND NEXT STEPS

The data can be made publicly available online by mid-March under the existing MAP IT application on the Islands Trust website. Planning staff can work with agencies such as BC Assessment and the Regional District of Nanaimo building department to provide the LTC with up to date figures related to the number of secondary suites currently constructed; the number of vacant lots with a valid building permit for a dwelling, and other relevant analysis deemed necessary for the HOIR project to advance this spring.

Attachment:

1. Gabriola Draft Development Potential Map 2021


Submitted By:	Sonja Zupanec, RPP, MCIP, Island Planner	February 23, 2021
Concurrence:	Heather Kauer, RPP, MCIP, Regional Planning Manager	February 23, 2021


Gabriola Island Development Potential - 2021


DRAFT





5 Potential Number of Additional Lots


 Protected Area
(park, nature reserve, protected marine area)


 Agriculture Land Reserve

 Building Footprints

 Vacant Lots on Private Lands

 Crown Property

 Private Property

 Water Bodies

 Water Courses

Total number of vacant lots
490

Total number of lots with subdivision potential
55

of additional lots if all were subdivided under existing zoning regulations
158

of parcels larger than 2 ha in size in SRR, LRR, RR1, RR2, R, F & AG zones, permitted secondary suites
636

Building Footprints Data Source:
Aeroquest Mapcon Ltd: Existing imagery from various sources was used to collect and classify building polygons. Compilation of available orthophotos (2013-2015)

Vacant Lots Data Source:
BC Assessment Authority data delivery collected on February 3 2021

Data for the potential number of additional lots is based on the minimum average lot size for each zone, in the Gabriola Island Land Use Bylaw.

