



**GABRIOLA ISLAND
HOUSING ADVISORY PLANNING
COMMISSION**

AGENDA

Wednesday, July 28, 2021 at 10:00 am

Online Via ZOOM

<https://us02web.zoom.us/j/85108628901?pwd=cGdaTWFDcWZ2aWxCbEdWRzhFYkY4Zz09>

Meeting ID: 851 0862 8901

Passcode: 877327

	<i>Approx. Time*</i>
1. CALL TO ORDER AND WELCOME	10:00 am
2. APPROVAL OF AGENDA – add or change items	
3. MINUTES	
3.1 Gabriola Island Housing Advisory Planning Commission Draft Minutes dated April 1, 2021 – <i>attached for adoption</i>	
4. BUSINESS ITEMS	10:05
Election of Chair, Vice-Chair and Secretary <i>Members who wish to be considered should so indicate and a vote will be held</i>	
5. REFERRAL FROM GABRIOLA ISLAND LOCAL TRUST COMMITTEE	10:20
<i>Planner Zupanec –presentation</i>	
5.1 Density Donation Outreach Program	
6. FUTURE MEETING DATES	10:45
<i>Discuss next steps and future meeting dates</i>	
7. ADJOURNMENT	11:00

*Approximate Time is provided for the convenience of the public only and is subject to change without notice



Minutes of the Gabriola Island Housing Advisory Planning Commission

Date of Meeting: Thursday April 1, 2021

Location: Electronic Meeting via ZOOM

HAPC Members Present: Steven Earle
Tobi Elliot, Chair & Secretary
Janice Power
Dyan Dunsmoor-Farley
Angela Pounds
Kenda Chang-Swanson
John Woods

Regrets:

Staff Present: Sonja Zupanec, Island Planner
Nadine Mourao, Recorder

Others Present: There were eight (8) members of the public in attendance

1. CALL TO ORDER AND WELCOME

Chair Elliot called the meeting to order at 1:05 pm. She acknowledged that the meeting was being held in territory of the Coast Salish First Nations, welcomed the public and introduced Commission Members, Staff and Recorder. She thanked all members for dedication, commitment, and expertise during their term on the Housing Advisory Planning Commission (HAPC).

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Move 4.2 Resolutions to after 5.1 Roundtable.

By general consent the agenda was approved as amended.

3. MINUTES - Gabriola Island Housing Advisory Planning Commission Draft Minutes dated March 16, 2021 and March 23, 2021 – for Adoption

By general consent, the Housing Advisory Planning Commission meeting minutes of March 16, 2021 were adopted.

By general consent, the Housing Advisory Planning Commission meeting minutes of March 23, 2021 were adopted.

4. RECEIVE FINAL REPORT FROM HWG

4.1 Discussion of Report and Questions

The following points were noted:

- Final Report from the Housing Working Group (HWG) included a set of potential recommendations; and
- Interested in roundtable discussion before making recommendations.

4.2 RESOLUTION: “that the Report be forwarded to the LTC for their consideration”

5. WORKSHOP SESSION TO CONSIDER HWG RECOMMENDATIONS

5.1 Roundtable with HAPC members to discuss recommendation in HWG report

Chair Elliot provided overview of the online Jamboard Workshop session which asked the HAPC to consider the following:

- What are the priorities among this broad range of community solutions, the collective impact of their recommendations, and any other recommendation that members may want to include?
- How these recommendations might be realized through the next phases of community engagement, the innovation and collaborative leadership required to implement changes to address the desired future outcomes. and
- Who or what agencies might be responsible for what outcomes, how will we evaluate the impact and measure change.

Discussion and workshop ensued and the following key points were noted by members:

- Top Priority:
 - Biodiversity Conservation Strategy: Implement more results-oriented regulations to protect biodiversity including: developing new policies and regulations to protect and restore Coastal Douglas-fir Ecosystems on private properties, establishing new Development Permit Areas (DPA) to protect and restore Coastal Douglas-fir Ecosystems in high priority areas, and developing new policies which prioritize parkland dedication at the time of subdivision if it results in protection of Coastal Douglas-fir Ecosystems = 6 votes;
 - Heard strong community support for protecting Coastal Douglas-fir zones;
 - Affordable Housing Strategy: Expand the housing need criteria to include any low-income households and low to moderate income households by adjusting the affordability definition = 4 votes;
 - Affordable Housing Strategy: Remove the requirement that multi-dwelling affordable housing for low income families are to come only from banked densities = 4 votes;
 - Affordable Housing Strategy: Explore options to increase the number of residential units for commercial zoned properties including transferring densities and increasing densities, contingent on water, sewage and environmental considerations and units remain rental units = 4 votes;

- Growth Management Strategy: Implement policies to facilitate willing owners of sub-dividable or adjacent lots to voluntarily reduce their density potential through rezoning or lot consolidation, under the condition that those densities would be deposited in the Density Bank for creating affordable housing elsewhere on the island = 3 votes;
 - A tax incentive to promote owners of land with 2 or more densities including that of additional accommodation to donate to the density bank for affordable housing;
- Affordable Housing Strategy: Retain current policies regarding secondary suites on properties 2 ha or larger but explore reducing the upper limit to 1 ha to 1.99 ha = 3 votes;
- Affordable Housing Strategy: Explore flexible zoning = 3 votes;
- Biodiversity Conservation Strategy: Collaborate with the RDN and other partners = 3 votes;
- Freshwater Conservation: Aggressive groundwater protection strategy: Implement new policies requiring that subdivisions and redevelopment of residential properties meet higher water conservation standards = 3 votes;
- Affordable Housing Strategy: Set housing targets and timelines by identifying the number and proportion of units to be achieved through multi-unit projects and targeted dispersed initiatives = 3 votes;
 - With eye to the Northern Trust Housing Assessment completed 2 years ago;
- Freshwater Conservation: Advocate to the Regional District of Nanaimo (RDN) to increase the capacity of the current Rainwater Harvesting Rebate program to meet demand = 2 votes;
- Growth Management Strategy: This strategy should focus on articulating a clear understanding of what appropriate growth would entail and implementing necessary actions to curtail the negative impacts of unmanaged growth = 2 votes;
- Affordable Housing Strategy: Extend the policy to include institutional zoned properties = 2 votes;
- Growth Management Strategy: Establish a new regulation to be applied to rezoning applications to permit an increase or transfer of density only if percentage of lots in each subdivision is protected with a housing agreement to ensure affordability as rental units or at time of sale and re-sale in perpetuity = 2 votes;
 - Housing situation is worse than it has ever been, housing in the community is urgent;
- Freshwater Conservation: Develop and distribute informational materials to all householders and new residents regarding water conservation activities = 1 vote;
- Affordable Housing Strategy: Require property owner to sign a housing agreement assuring that units will remain as rental units with a mix of affordability = 1 vote;
- Governance, Oversight & Public Education: Establish a Housing Affordability and Managed Growth Planning Commission = 1 vote;

- Concerned about creating another layer of bureaucracy versus a task force;
- Has this been explored on other islands?
- Considerations of the Local Government Act;
- Is this short term or long term goal, how quickly can it be implemented?
- Climate change plus economic support for sustainable community funding make this approach achievable;
- Need to move forward, not stop!
- Fragmentation of governance stops us from getting things done too much inter-agency process;
- Governance, Oversight & Public Education: Provide appropriate funding to support the implementation of affordable housing, biodiversity, and water conservation strategies = 1 vote;
- Greatest Impact:
 - Biodiversity Conservation Strategy: Implement more results-oriented regulations to protect biodiversity including: developing new policies and regulations to protect and restore Coastal Douglas-fir Ecosystems on private properties, establishing new Development Permit Areas (DPA) to protect and restore Coastal Douglas-fir Ecosystems in high priority areas, and developing new policies which prioritize parkland dedication at the time of subdivision if it results in protection of Coastal Douglas-fir Ecosystems = 6 votes
 - Governance, Oversight & Public Education: Provide appropriate funding to support the implementation of affordable housing, biodiversity, and water conservation strategies = 5 votes;
 - This is part of the recommendation that calls for a fully resourced approach, planning staff, public engagement to advance this project in a timely way;
 - Most important step to further the project;
 - Growth Management Strategy: Implement a policy requiring all subdivision/rezoning applications contribute to an increase in affordable housing stock = 3 votes;
 - Biodiversity Conservation Strategy: Collaborate with the RDN = 3 votes;
 - Freshwater Conservation: Implement new policies requiring that subdivisions and redevelopment of residential properties meet higher water conservation standards = 3 votes;
 - Affordable Housing Strategy: Explore flexible zoning to meet targeted housing needs in residential zones = 3 votes;
 - Growth Management Strategy: Establish a new regulation to be applied to rezoning applications to permit an increase or transfer of density only if percentage of lots in each subdivision is protected with a housing agreement to ensure affordability as rental units or at time of sale and re-sale in perpetuity = 2 votes;
 - Growth Management Strategy: Implement policies to facilitate willing owners of subdividable or adjacent lots to voluntarily reduce their density potential through rezoning or lot consolidation, under the

- condition that those densities would be deposited in the Density Bank for creating affordable housing elsewhere on the island = 2 votes;
- Affordable Housing Strategy: Set housing targets and timelines by identifying the proportion of units to be achieved through multi-unit projects and dispersed initiatives = 2 votes;
 - Affordable Housing Strategy: Strengthen multi-dwelling proposal criteria = 1 vote;
 - Affordable Housing Strategy: Expand the housing need criteria to include any low to moderate income households by adjusting the affordability definition = 1 vote;
 - Affordable Housing Strategy: Require the property owner to sign a housing agreement assuring that units will remain rental units with a mix of affordability = 1 vote;
 - Governance, Oversight & Public Education: Establish a Housing Affordability and Managed Growth Planning Commission = 1 vote;
 - Most Feasible Option to Implement:
 - Growth Management Strategy: Articulating a clear understanding of what appropriate growth would entail and implementing necessary actions to curtail the negative impacts of unmanaged growth = 3 votes;
 - Biodiversity Conservation Strategy: Collaborate with the RDN and other partners = 3 votes;
 - Affordable Housing Strategy: Review the literature regarding the provision of common areas such as kitchen and recreation facilities in multi-dwelling projects = 3 votes
 - Affordable Housing Strategy: Replace term “secondary suite” with “secondary accommodation” = 3 votes;
 - Freshwater Conservation = Advocate to the RDN to increase the capacity of the current Rainwater Harvesting Rebate program to meet demand = 2 votes;
 - Freshwater Conservation: Develop and distribute informational materials to all households and new residents regarding water conservation activities = 2 votes;
 - Growth Management Strategy: Establish a new regulation to be applied to rezoning applications to permit an increase or transfer of density only if percentage of lots in each subdivision is protected with a housing agreement to ensure affordability as rental units or at time of sale and re-sale in perpetuity = 1 vote;
 - Affordable Housing Strategy: Set housing targets and timelines by identifying the number and proportion of units to be achieved through multi-unit projects and targeted dispersed initiatives = 1 vote;
 - Affordable Housing Strategy: Retain current requirements for housing agreements for affordable housing = 1 vote;
 - Affordable Housing Strategy: Add a provision to allow a mix of affordable and market options = 1 vote;
 - Affordable Housing Strategy: Retain current policies regarding secondary suites on properties 2 ha or larger but explore reducing the upper limit to 1 ha to 1.99 ha = 1 vote;

- Affordable Housing Strategy: Advocate with the RDN to create or build on existing tenant/landlord support programs = 1 vote;
- Affordable Housing Strategy: Explore flexible zoning = 1 vote;
- Governance, Oversight & Public Education: Establish a Housing Affordability and Managed Growth Planning Commission = 1 vote;
- Uncertain, needs more research:
 - Growth Management Strategy: Establish regulations that set a minimum lot size requirement for subdivision rezoning applications = 2 votes;
 - Freshwater Conservation: Establishing new proof of water regulations requiring that new subdivisions exceed the provincial minimum standard = 2 votes;
 - Freshwater Conservation: Establish new regulations that would require groundwater monitoring and data collection for new developments = 1 vote;
 - Affordable Housing Strategy: Advocate with the RDN to create or build on existing tenant/landlord support programs = 1 vote;
 - Affordable Housing Strategy: Require the property owner to sign a housing agreement assuring that units will remain as rental units with a mix of affordability guaranteed = 1 vote;
 - Governance, Oversight & Public Education: Exploring the option of a tax requisition to finance this initiative = 1 vote;
- Additional recommendations the Local Trust Committee (LTC) should consider to increase housing options, affordability or address the impacts of housing:
 - Advocate for stronger incentive and deterrents (fines) for non-compliance regarding water conservation standards;
 - Set maximum house size for new builds;
 - Explore zoning options that would lead to an increase of diverse types of housing forms and types, and a decrease in undesirable forms;
 - Explore clustering zoning for suitable lots, for example zoning that allows co-operative ownership with multiple dwelling on smaller lots, with the following conditions: there is an affordable housing agreement (rental or ownership), and some community/co-operative elements such as shared amenity space of some kind, limits of building size (under 500 square feet), and multiple dwelling units on a single lot would only be allowed on lots that are already mostly cleared to minimize damage to remaining Coastal Douglas-fir Ecosystem;
 - Establish a maximum floor area policy on all dwelling units with flexibility built in for how the floor area is distributed across dwelling units, for example, if the maximum floor area in a particular zone is 375 m², the property owner could construct one dwelling unit at this maximum floor size, or two or more dwelling units of a smaller size as long as the overall maximum floor size is not exceeded (example 2 dwellings at 150 m² each, and one at 75 m²). Under this scenario it would be prudent to include in regulation a maximum number of dwelling units allowed/lot (Mayne Island Housing Review 2020);
 - Clustered small units, building code restrictions that limit the ability for tiny homes and a continuum of types of housing;

- Empty home tax to encourage owners to rent;
- Intergenerational housing;
- Investigate community appetite for small/tiny homes that fit a “unique definition” for example having a certain look to make them look like a dwelling;
- Assistance for renters experiencing evictions due to housing being sold;
- Clustered small-density housing in other areas outside of the village core;
- Moratoriums, recommend that LTC freeze certain rights, new rezoning, applications and subdivisions, perpetuating the current settlement pattern, for a set term;
- Defer subdivision referrals until such time as the Trust is assured that other policies can be implemented that address Coastal Douglas-fir and water protection;
- Prioritization of DPAs;
- Excluding proposals that address affordable housing;
- Excluding DPAs that regulate or protect Coastal Douglas-fir and biodiversity;
- Work with the Gabriola Community Economic Development Commission to conduct a thorough survey on employer perspectives on need;
- Identify the impacts that housing affordability is having on the economic sustainability of the island;
- Implement a prioritization policy for development applications to be dealt with in an order of priorities established by the LTC such as:
 - DPAs to protect and restore Coastal Douglas-fir Ecosystems in high priority areas of the island;
 - DPs for multi-dwelling affordable housing;
 - DPs for secondary suites;
 - DPs for residential suites in commercial/institutional dwellings;
- Recommend the LTC immediately tender a contract writer for the Union of British Columbia Municipalities (UBCM) Development Approvals program fund. The intent of the Local Government Development Approvals Program is to support the implementation of established best practices to test innovative approaches to improve development approvals process while meeting local government planning and policy objectives;
- Too many giant empty homes on Gabriola, limit home size it will discourage people from wanting to build that way, and perhaps the land can be used for people to live on;
- The LTC initiate a moratorium on all new Temporary Use Permits (TUP) applications for Short Term Vacation Rentals (STVR) until research on how they are impacting the rental housing stock is complete; and
- Gabriola has a water storage problem, anything that increases water storage is important.

Discussion ensued and the following was noted by members:

- This comprehensive exercise shows LTC need to take decisive and timely action to address all of these strategies and not a hit and miss approach to housing options and impacts;
- Great need for fully resourced approach, necessary public engagement, reconciliation capacity, and budget to move project forward;
- Governance strategy is the piece that enables the project to happen;
- Urgent need for secure rental housing where community can live and stay in their community;
- This project is priority, future projects come up but need to keep moving forward with this project;
- All recommended strategies are interrelated and a priority; and
- To capture and see results within a reasonable time, all of this project needs to move forward.

5.2 Resolutions

GB-HAPC-2021-001

It was MOVED and SECONDED

that the Gabriola Island Housing Advisory Commission recommend that the Gabriola Housing Working Group's Gabriola Housing Matters report "A Strategic Approach to Affordable Housing, Biodiversity and Freshwater Conservation on Gabriola Island – A Community Informed Process" is enthusiastically endorsed and to be forwarded to the Gabriola Island Local Trust Committee for their consideration.

CARRIED

GB-HAPC-2021-002

It was MOVED and SECONDED

that the Gabriola Island Housing Advisory Planning Commission recommend the Gabriola Island Local Trust Committee consider the Gabriola Island Housing Advisory Planning Commission's coded Top Priorities in the minutes of the April 1, 2021 Gabriola Housing Advisory Planning Commission's meeting.

CARRIED

GB-HAPC-2021-003

It was MOVED and SECONDED

that the Gabriola Island Housing Advisory Planning Commission recommend the Gabriola Island Local Trust Committee adequately resource and fund the Housing Options Impacts and Review Project to completion, recognizing that \$4,000.00 per fiscal is an insufficient level of support.

CARRIED

GB-HAPC-2021-004

It was MOVED and SECONDED

that the Gabriola Island Housing Advisory Planning Commission recommend the Gabriola Island Local Trust Committee consider the ideas and additional recommendations identified in the April 1, 2021 minutes by Gabriola Island Housing Advisory Planning Commission members to be explored further in ongoing research through the Housing Options Impacts and Review Project.

CARRIED

6. NEXT STEPS: STRATEGY, HAPC SUPPORT, FINANCING, TIMEFRAMES

6.1 Consider innovative approaches to implement the recommendations - none

6.2 Consider future role of HAPC, Terms of Reference - none

6.3 Consider short, intermediate and long-term actions within range of recommendations presented - none

6.4 Resolution - none

7. ADJOURNMENT

By general consent, the meeting was adjourned at 3:42 pm.

Tobi Elliot, Chair

Certified Correct:

Nadine Mourao, Recorder



Memorandum

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Date July 15, 2021 File Number GB 3050-01
(Gabriola HAPC)

To Gabriola Island Housing Advisory Planning Commission (HAPC)

From Sonja Zupanec
Island Planner

Re Referral – Draft Outline for the “Density Donation Outreach Program”

At the June 17, 2021 regular business meeting, the Gabriola Island Local Trust Committee (LTC) endorsed a new project charter (Attachment 1) for a density donation outreach program, under the ‘Housing Options and Impacts Review Project’. The HAPC members are asked to review the program outline intended to form part of a landowner contact package in partnership with Gabriola Lands and Trails Trust (GALTT) and Islands Trust Conservancy (ITC) Nature Stewards Program. Over 300 landowners will be contacted specifically for the Density Donation Outreach Program.

The LTC passed the following resolutions at the June regular business meeting:

GB-2021-060 It was MOVED and SECONDED

that the Gabriola island Local Trust Committee endorse the June 2021 ‘Density Donation Outreach Project Charter v. 1’ as amended and request Staff to finalize the necessary work plan to commence the project immediately. CARRIED

GB-2021-061 It was MOVED and SECONDED

that the Gabriola island Local Trust Committee amend the ‘Density Donation Outreach Project Charter v.1’ to move Out of Scope to include In Scope “accepting undeveloped secondary suites as potential density donations” and the budget to be eight thousand dollars (\$8,000.00). CARRIED

GB-2021-062 It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee request Staff to refer the ‘Density Donation Outreach Project’ charter to the Housing Advisory Planning Commission members and request the commission members to assist Staff in prioritizing outreach methodology and reviewing and commenting on draft public facing documents. CARRIED

Please review the attached information in Attachments 1-8 and be prepared to provide staff with your suggested revisions to the draft program outline text (Attachment 2), with specific attention to:

- Plain language outline of the project elements or frequently asked questions;
- Any required background information to assist in engaging landowners (see Attachments 3-8); and
- Preferred engagement methods for effective landowner contact.

This information will be used for web posting, land owner contact print materials, advertising and general outreach.

In addition to this referral, the HAPC will be asked to appoint a Chair, Vice Chair and Secretary at this next meeting. The roles and responsibilities of each are outlined in the APC Bylaw included in your orientation binder. The Secretary and Chair will be responsible for coordinating future meetings and notify planning staff, and Penny Hawley, Planning Team Assistant, of the confirmed date, time and location of all future meetings. Additional meetings may be required to complete this referral.

Should you have any technical questions in advance about the referral or project in general, or any procedural questions about the Housing Advisory Planning Commission, staff can be contacted directly at 250.247.2063 or email szupanec@islandstrust.bc.ca.

Thank you in advance for your participation in this project! I look forward to working with you.

Sonja Zupanec, MCIP, RPP, Island Planner

Enclosures:

1. *Density Donation Outreach Program project charter – endorsed June 2021*
2. *Density Donation Outreach Program draft outline*
3. *Development Potential Map 2021*
4. *GB – Coastal Douglas-fir factsheet*
5. *GB- Wetlands factsheet*
6. *GB – Woodlands factsheet*
7. *GB – Seasonally flooded sensitive ecosystems factsheet*
8. *NAPTEP brochure*

Housing Options and Impacts Review - Gabriola Island Density Donation Outreach Project

DRAFT Charter v1

Gabriola Island Local Trust Committee

Date: June 17, 2021

Purpose: To identify and work with Gabriola Island land owners who wish to voluntarily donate un-used density from vacant land or parcels with subdivision potential and deposit the density potential into the Gabriola Island Density Bank, for future use in relocating density for affordable housing elsewhere on the island.

Background: The 2021 Gabriola Housing Matters Report and Housing Advisory Planning Commission recommend the Local Trust Committee initiate a streamlined outreach and donation program for Gabriola Island and Flat Top islands property owners to voluntarily reduce their density potential under the condition that the density potential would be deposited in the Density Bank for creating affordable housing elsewhere on Gabriola Island. Over 50 respondents to the 2021 housing survey expressed interest in this type of initiative.

Objectives

- Identify and connect with landowners with vacant land or parcels with subdivision potential;
- Solicit donations of density potential into the Gabriola Density Bank for affordable housing;
- Update density bank with total donations identified.

In Scope

- Community outreach and education in partnership with the ITC/GaLTT 'Nature Stewards' Program and NAPTEP;
- Review of legal tools available for LTC funded processing of donations;
- Update density bank with 707 Park expansion density;
- Update density bank with voluntary donations including from un-developed secondary suites and coordinate all legal options to formalize the donation and review associated costs to be borne by LTC.

Out of Scope

- Expanding the program to Mudge or DeCourcay Islands;

Workplan Overview

Deliverable/Milestone	Date
Mapping analysis of vacant parcels and parcels with subdivision potential. Coordinate mapping needs with Gabriola Lands and Trails Trust – Nature Stewards Program for cost and information sharing opportunities for public outreach summer 2021	June 2021
Design and develop outreach materials, presentation for land owner contact	Summer 2021
Research and compile all process options, legal requirements and costs for the LTC to fund the density donation process on behalf of land owners	Summer 2021
Host an online "density donor clinic" information sharing event and include Nature Stewards Program information	Fall 2021
Prepare necessary legal documents and/or bylaw amendments for LTC consideration	Fall/Winter 2021
Adoption of any covenants or amending bylaws being considered and registration of all necessary documents.	Spring 2022.

Project Team

Island Planner	Project Manager
GIS Technician	Mapping Support
HAPC	Advisory Team
Regional Planning Manager	Supervisor
RPM Approval: Heather Kauer Date: June 17, 2021	LTC Endorsement: Resolution #: 2021-061 Date: June 17, 2021

Budget

Budget Sources:		
Fiscal	Item	Cost
2021-22	Outreach materials, notices and online clinic presentation and Q+A event	\$1,000
	Mapping support	\$500
	Legal review – covenants and/or bylaws	\$2,500
2022-23	Legal fees for registration of covenants pending total # of participants	TBD
	Total	\$8,000

Gabriola Density Donation Outreach Program – Draft Outline July 2021

Target Participants in this Program: land owners on Gabriola Island and Flat Top islands who own undeveloped land; land with subdivision potential and parcels 2 hectares or larger with zoning permitting a secondary suite, who wish to voluntarily donate unused density from their land for use as affordable housing elsewhere on the island.

Purpose of the ‘Density Donation Outreach Program’:

- To identify and work with Gabriola Island land owners who wish to voluntarily donate un-used density from vacant land or parcels with subdivision potential.
- To deposit the density potential into the Gabriola Island Density Bank.
- To ensure all donated density is for future use in relocating density for affordable housing elsewhere on the island.
- To distribute information to property owners on the wide range of other voluntary land stewardship and conservation options available.
- Re-distribute density and shift towards more affordable housing options being available in the future on the island.
- To preserve larger parcel sizes, representative coastal Douglas-fir ecosystems, biodiversity and groundwater recharge areas from continued fragmentation and development.

Who Can Participate in Donating to the Density Bank:

- Gabriola Island and Flat Top Island property owners with a parcel of land:
 - That has subdivision potential; and/or
 - That is 2 hectares or larger with zoning permitting a secondary suite; and/or
 - Is neither of the above but is currently undeveloped and directly adjacent to their developed property.

Costs to Landowners: None, except for their time to participate in information sharing and their own independent legal review for matters related to estate planning or financial planning.

Timeline of the Project:

Deliverable/Milestone	Date
<i>Mapping analysis of vacant parcels and parcels with subdivision potential. Coordinate mapping needs with Gabriola Lands and Trails Trust – Nature Stewards Program for cost and information sharing opportunities for public outreach summer 2021</i>	June 2021
<i>Design and develop outreach materials, presentation for land owner contact</i>	Summer 2021
<i>Research and compile all process options, legal requirements and costs for the LTC to fund the density donation process on behalf of land owners</i>	Summer 2021
<i>Host an online “density donor clinic” information sharing event and include Nature Stewards Program information</i>	Fall 2021
<i>Prepare necessary legal documents and/or bylaw amendments for LTC consideration</i>	Fall/Winter 2021
<i>Adoption of any covenants or amending bylaws being considered and registration of all necessary documents.</i>	Spring 2022.

What is the Gabriola Density Bank: See Section 2.5 of the [Gabriola Official Community Plan](#)

The Density Bank has been managed by the Gabriola Island Local Trust Committee since 2011 in order to encourage the development of affordable multi dwelling housing without any net increase to the allowed maximum density on the island.

Density can be deposited into the bank from lands rezoned as parks or from voluntary donations of residential densities. Unused residential densities can be held by the Local Trust Committee for an unlimited time. Withdrawals can be made for the development of multi dwelling affordable housing on the island, provided a housing agreement is in place to ensure affordability is maintained. Developers cannot purchase density from the bank. The voluntary deposit of one or more densities to the density bank takes place through bylaw amendments resulting from the rezoning of the property from which the density was removed for deposit into the density bank. Withdrawal of one or more densities from the density bank requires a similar amending bylaw and rezoning process. There is currently one density (to be deposited in the density bank) as a result of a parcel being acquired by the RDN for parkland in 2020.

Other private land conservation and stewardship options:

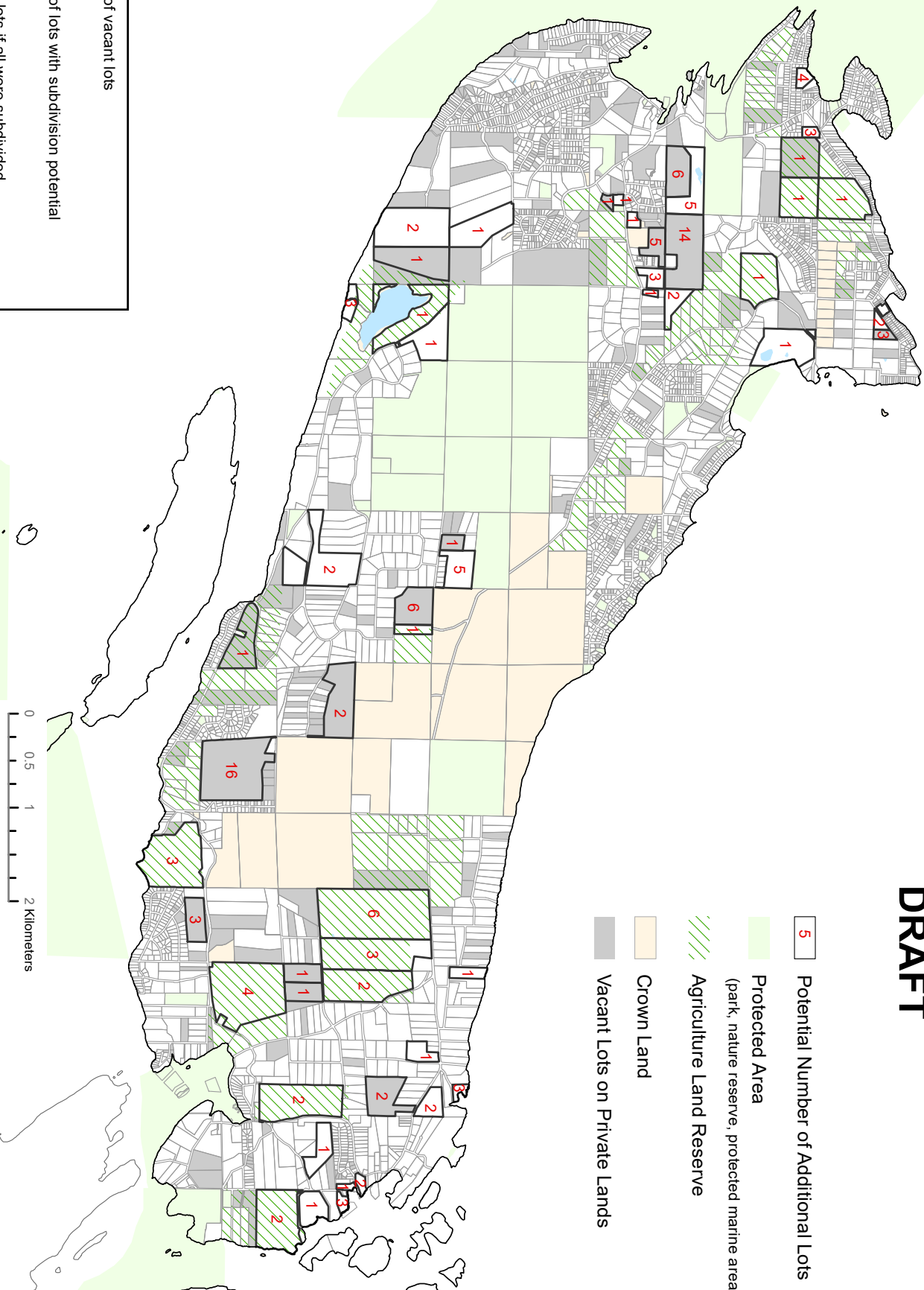
- Nature Stewards Program
- Conservation Covenant
- Natural Areas Protection Tax Exemption Program
- Land Donation – ecological gifts program
- Other?

Proposed Methods of Land Owner Contact:

- direct mail out information package
- invitation to participate in a ‘density donor clinic’ – Fall 2021
- one-on-one appointments with Island planner to discuss density donations or other conservation options
- social media, Islands Trust website, advertising campaign in Sounder
- Other?

Gabriola Island Development Potential - 2021

DRAFT



Building Footprints Data Source:
Aerquest Mapper, 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.

Total number of vacant lots
490

Total number of lots with subdivision potential
53

of additional lots if all were subdivided under existing zoning regulations
143

of parcels larger than 2 ha in size in SRR, LRR, RR1, RR2, R, F & AG zones, permitted secondary suites
650



Coastal Douglas-fir Forests

What are Coastal Douglas-fir Ecosystems?

The Coastal Douglas-fir (CDF) zone describes a unique set of ecosystems found only on southeast Vancouver Island, the Gulf Islands, and the southwest coast of BC. CDF ecosystems are rare and highly endangered. These ecosystems include Douglas-fir forests, as well as Garry oak woodlands, wetlands, estuaries, and other unique communities of plant, animal, and fungi found nowhere else in the world.

Why are CDF Ecosystems Important?

CDF ecosystems have:

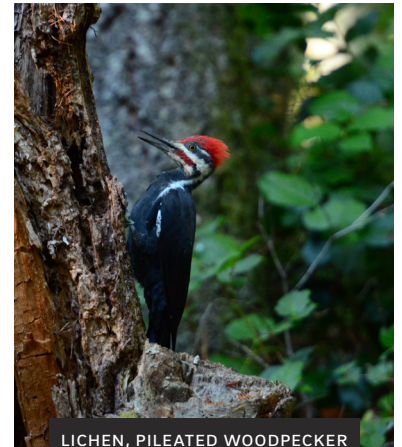
- The highest diversity of plant species in BC
- The highest diversity of overwintering bird species in Canada
- The highest density of species at risk in BC, including 24 globally imperiled species

Yet 98% of the 45 ecological communities in the CDF zone are at risk of being lost.

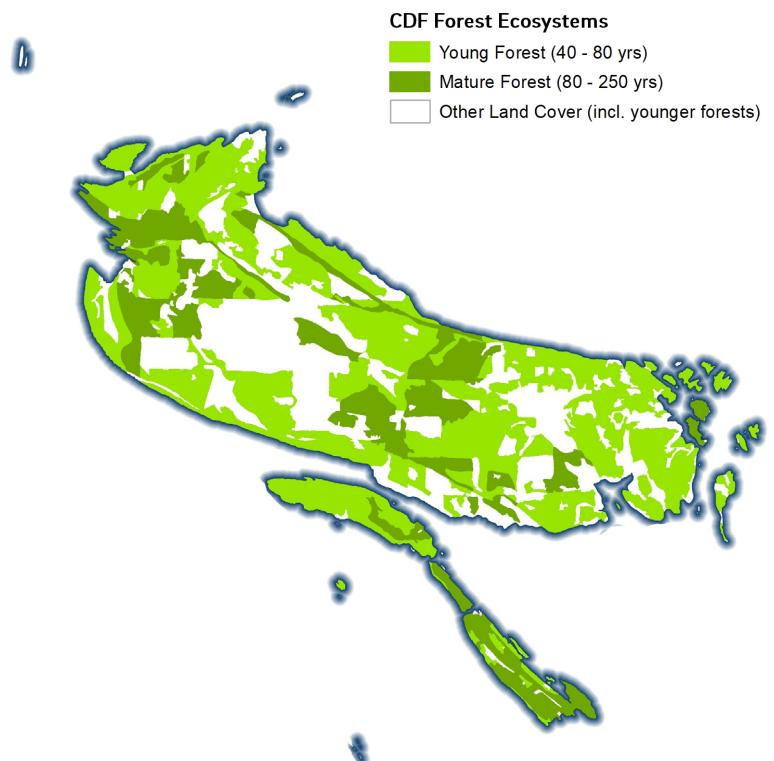
In addition to supporting biodiversity, CDF forests benefit our communities by:

- Mitigating climate change by capturing and storing carbon from the atmosphere
- Supporting cultural and spiritual values of First Nations that have lived in the region since time immemorial
- Reducing pollution by removing dust, pollen, and smoke from the air
- Controlling and filtering stormwater runoff into lakes and streams, which protects drinking water and reduces flood risk
- Supporting resilient food systems by providing habitat for native pollinators
- Increasing property values
- Providing recreational opportunities and spaces for relaxation

This resource was developed by:



LICHEN, PILEATED WOODPECKER



Why are CDF Forests at Risk?

Since European settlement, almost half of the historically forested land in the CDF zone has been lost due to land uses such as forestry and development. Most old-growth forests have been replaced by second-growth forests that are not as biodiverse or resilient. Remaining CDF forests are in a hotspot of urban and rural development, and under increasing pressure from a growing population.

Climate change will have significant impacts on CDF forests as intensifying summer droughts stress trees. Islander observations indicate that climate change has already impacted western redcedar and other species. It is likely that drought is the primary cause of increased stress, but work needs to be done to understand these changes and adapt conservation of CDF habitats.

CDF forests and associated ecosystems are among the most endangered in Canada, yet only 11% of land in this zone is protected. Eighty percent of the land in the CDF zone is privately owned, highlighting the importance of voluntary conservation actions by individuals to protect what's left.



Only 11% of land in the CDF zone is under some form of protection

What You Can Do

Become a land steward:

- Protect living trees
- Leave large patches of natural forest intact
- Leave standing dead trees (snags) and fallen trees to decay in place to provide shelter and food for wildlife
- Restrict vehicle and livestock access into forests
- Control invasive species, like ivy, holly, daphne, and broom
- Keep cats indoors as much as possible
- Garden with native species
- Keep forest health in mind while managing fire risk. Focus on fire-proofing your home and planting a buffer of fire-resistant native plants like salal and Oregon-grape. Help protect your community by protecting older forests: their high moisture-holding capacity makes them a natural fire break.
- Become a citizen scientist — add your observations to a growing global database using the iNaturalist app, or keep a nature journal

Consider how your community can protect forests through Environmental Development Permit Areas and conservation guidelines in your Official Community Plan and Land Use Bylaw.

Permanently protect your land with conservation covenant.

A covenant is a voluntary, legal agreement between you and a conservancy that protects your land from development — not just while you own and live on the land, but even after your property is sold or transferred to new owners. Covenants registered through the Islands Trust's **Natural Areas Protection Tax Exemption Program (NAPTEP)** are eligible for a 65% reduction in property taxes on the portion of land protected.

Create a nature reserve through a donation of land to a conservancy or parks agency. If you donate land with significant ecological value, you may be eligible for additional tax benefits through the federal [Ecological Gifts Program](#).

Opportunity Fund grants can help cover costs associated with protecting land. Contact Islands Trust Conservancy to learn more at 250-405-5186 or itcmail@islandstrust.bc.ca

Resources

For information on conservation covenants, land donations, and stewardship programs, contact:

Islands Trust Conservancy: visit islandstrustconservancy.ca, email itcmail@islandstrust.bc.ca, or phone 250-405-5186

Gabriola Land & Trails Trust: visit galtt.ca or email info@galtt.ca

For information on CDF ecosystems at risk, contact:

Coastal Douglas-fir Conservation Partnership: visit cdfcp.ca or email info@cdfcp.ca

For information about Raincoast Conservation Foundation's Gulf Islands Forest Project, visit: raincoast.org/gulf-islands

GABRIOLA ISLAND

WETLAND SENSITIVE ECOSYSTEMS

VITAL NATURAL SERVICES



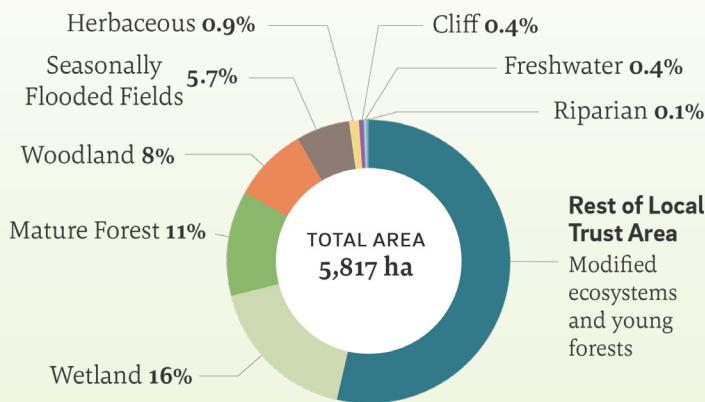
What are Wetland Ecosystems?

Wetland ecosystems feature moisture-dependent plants that thrive in an environment where water remains at or above the surface of the soil during most of the year. The type of wetland can vary between bog, fen, marsh, swamp and estuarine wetland (where fresh and salt water mix) and can be flooded year-round or seasonally. Wetlands rely on a delicate balance between water and plant life.

Where are Wetland Ecosystems located?

Wetland ecosystems occur in areas of flooding, fluctuating water tables, poor drainage or tidal influences, including agricultural lands that flood seasonally.

Sensitive Ecosystems



Wetlands on Gabriola

Wetland Ecosystems make up 16% of Gabriola Island



Why are Wetland Ecosystems important?

There are very few wetlands in the islands and they are precious. They serve as water filtration systems, removing toxins and sediments from run-off. They capture and store water, aiding in ground water recharge and flood control. Wetland ecosystems provide key breeding and feeding areas for birds, insects and amphibians and exhibit high rates of biodiversity. Seasonally -flooded agricultural fields are vital additions to dwindling natural wetland and riparian habitats and play a critical role as wintering stopover areas for migratory birds.

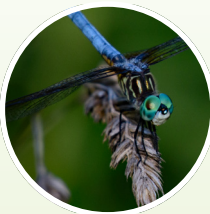




Protecting Wetlands

Healthy wetlands provide clean, filtered water, flood control and wildlife habitat.

- Avoid infilling, draining or ditching wetlands
- Create and retain a vegetated buffer around wetlands and associated riparian ecosystems to protect their hydrology systems
- Prevent disturbance of nesting or breeding areas by humans, livestock or pets, especially between March and August
- Restrict nearby pesticide, fertilizer or other chemical use
- Consider conservation options through the Islands Trust Conservancy, visit www.islandstrustconservancy.ca



Associated Species

Species at Risk

- Great Blue Heron, Northern Red-legged Frog, Arctic rush

Animals

- Red-winged Blackbird, Marsh Wren, and other songbirds, Virginia Rail, American Coot and other wading birds, Pacific Chorus (Tree)Frog, Dragonflies and damselflies

Plants

- Western redcedar, hardhack, skunk cabbage, cattail, sedges, rushes, horsetails



More Information?

Visit - the Islands Trust website: www.islandstrust.bc.ca
Call - 1-800-405-5151 or 1-800-663-7867
(toll free Enquiry BC)



Learn more at islandstrustconservancy.ca

Photos: page 1 by K.Mayes; page 2 - header by K. Mayes; centre (both) stock photos; bottom by N. Dawe

July 2020

GABRIOLA ISLAND

WOODLAND SENSITIVE ECOSYSTEMS

SUPPORTING DIVERSITY ON DRY SOILS



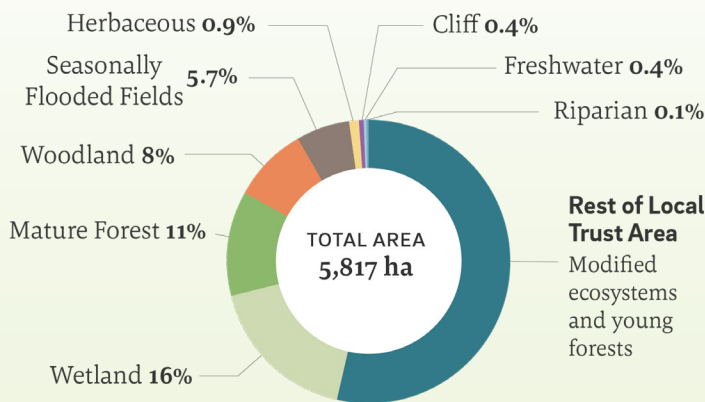
What are Woodland Ecosystems?

Woodland ecosystems are dry and open forests dominated by a mix of deciduous and coniferous tree species. Arbutus, Douglas-fir and Garry oak dominated woodlands are among the most sensitive and biologically diverse woodland ecosystems in the Islands Trust Area.

Where are Woodland Ecosystems located?

Woodland ecosystems are generally restricted to south-facing slopes and ridges with shallow soils and bedrock outcroppings. Woodland ecosystems exist in areas with dry conditions that prevent the development of dense forests.

Sensitive Ecosystems



Woodlands on Gabriola

Woodland Ecosystems make up 8 % of Gabriola Island



Why are Woodland Ecosystems important?

Woodland ecosystems provide habitat for a wide variety of plants, insects, reptiles and birds. Garry oak woodlands, for example, support the highest plant species diversity of any terrestrial ecosystem in British Columbia. Woodland ecosystems commonly occur with herbaceous and cliff ecosystems, thus enriching the diversity of an entire area and increasing connectivity between these other sensitive ecosystems. Ecologists hypothesize that woodland ecosystems are likely to survive as our climate changes, due to this ecosystem's ability to exist in dry conditions. Retaining woodlands is important for the survival of many species during this climatic transition period.





Protecting Woodlands?

Woodland ecosystems are fragmented and rare, nationally, provincially and regionally. Because they support a high number of at-risk species, the loss of each woodland ecosystem has devastating effects on the Province's biodiversity and may affect the ability of our area to adapt to climate change.

- Limit access and avoid development to prevent vegetation damage
- Actively control invasive species to reduce competition with rare native species
- Prevent livestock grazing to avoid soil compaction and erosion
- Consider reintroducing managed fire to the ecosystem to reduce non-native species



Associated Species

Species at Risk

- Western Screech-Owl, Propertius Duskywing (butterfly), slimleaf onion, Macoun's meadow-foam

Animals

- Steller's Jay, Tree and Violet-green swallows, Chestnut-backed Chickadee, Red-breasted Nuthatch, Northern Alligator Lizard, butterflies, bees

Plants

- Garry oak, arbutus, oceanspray, tall Oregon-grape, wild roses, common camas, western buttercup, broadleaved shootingstar



More Information?

Visit - the Islands Trust website: www.islandstrust.bc.ca
Call - 1-800-405-5151 or 1-800-663-7867
(toll free Enquiry BC)



Islands Trust



ISLANDS TRUST CONSERVANCY

Learn more at islandstrustconservancy.ca

Photos: page 1 by K.Mayes; page 2 - header and centre (top) by K. Mayes; centre (bottom) stock photo; bottom by T. Chatwin

July 2020



GABRIOLA ISLAND

SEASONALLY-FLOODED FIELD ECOSYSTEMS

AGRICULTURAL LANDS PROVIDING HABITAT FOR WILDLIFE



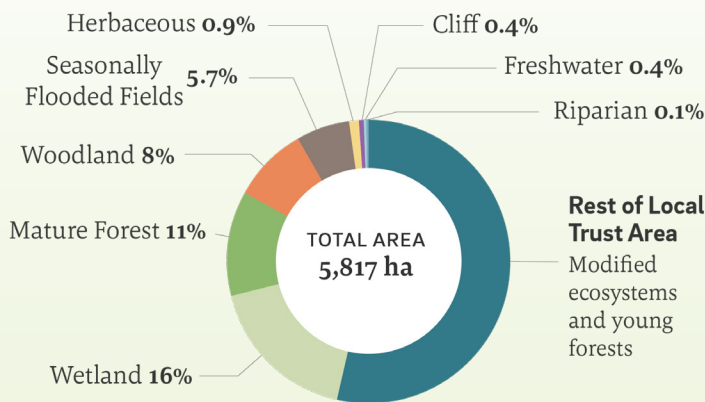
What are Seasonally-Flooded Field Ecosystems?

Seasonally-flooded field ecosystems are agricultural fields that flood in late fall, winter and early spring. While these lands have been modified for agricultural use, they provide important wildlife habitat during wet times of the year.

Where are Seasonally-Flooded Field Ecosystems located?

Seasonally-flooded fields are found in low-lying areas: valley bottoms, creek deltas, lake shores, and coastal bays. Often they are former wetlands that were drained for agriculture, and in many cases are located adjacent to marshes, swamps, and wet meadows.

Sensitive Ecosystems



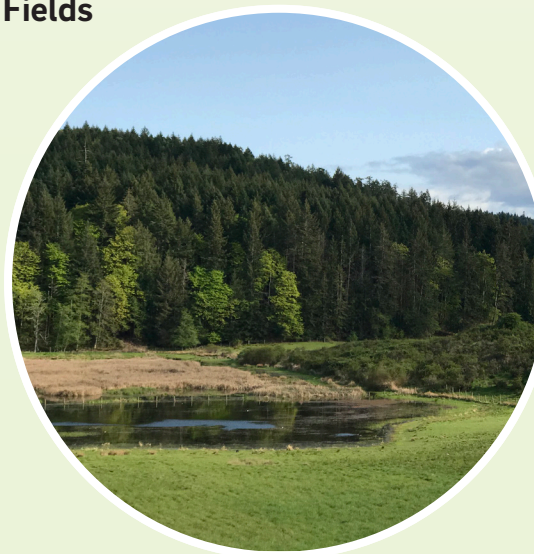
Seasonally-Flooded Fields

Seasonally-Flooded Fields make up 5.7% of Gabriola Island



Why are Seasonally-Flooded Fields important?

With the loss of natural wetlands, seasonally-flooded fields offer important surrogate habitat. The shallow water and waste grain/produce provides food and habitat for migrating and overwintering waterfowl. Hedgerows and field edges function as important travel corridors.





Protecting Ecosystems?

Seasonally-flooded fields are the product of agricultural activity, and ongoing site management is an important aspect of their conservation.

- Allow natural winter flooding; plant cover crops
- Create vegetation buffers between high-use areas (e.g. roads) and flooded fields
- Maintain boundary hedgerows and links to adjacent riparian and wetland ecosystems
- Create a strip of shrubs between grass and forest to mimic naturally occurring edges



Associated Species

Species at Risk

- Great Blue Heron, Peregrine Falcon, Trumpeter Swan

Animals

- Mallard Duck, Green-winged teal, Bufflehead Duck, Hooded Merganser, Trumpeter Swan, Red-tailed Hawk, Peregrine Falcon

Plants

- Winter cover crops and grasses; native vegetation does not normally occur



More Information?

Visit - the Islands Trust website: www.islandstrust.bc.ca
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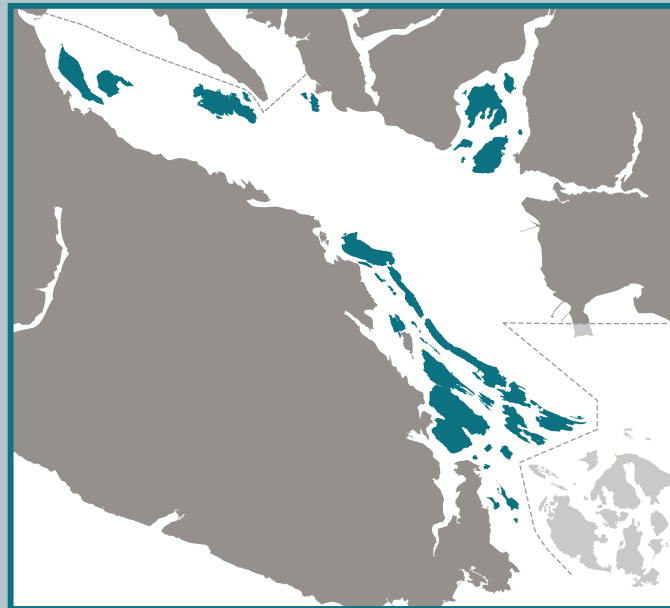


Learn more at islandstrustconservancy.ca



ABOUT THE ISLANDS TRUST CONSERVANCY

Established in 1990, the Islands Trust Conservancy is the conservation land trust for Canada's islands in the Salish Sea. The Islands Trust Conservancy empowers property owners to protect private land through innovative programs such as NAPTEP. Through annual monitoring and ongoing stewardship, the Islands Trust Conservancy ensures the land entrusted to us remains protected, forever.



NAPTEP: SAVE YOUR LAND, SAVE YOUR MONEY

The Islands Trust Area is home to some of the most beautiful and rare ecosystems in Canada.

However, the stunning beauty and rural charm of the islands has led to an increased demand for island property. Living in paradise has become expensive.

In response to this, the Islands Trust Council designed an innovative program that combines ecosystem conservation and tax savings. The Natural Area Protection Tax Exemption Program (NAPTEP) provides landowners with an annual exemption of up to 65% of their property taxes when they permanently protect the natural features of their land. As a landowner, you now have a unique, affordable opportunity to protect the land you love forever.

Photos Above: K Mayes | Cover top: R Keough
Inside: Hummingbird: T Carnahan, Frog: E Wttewaall | All other photos: ITC



islandstrustconservancy.ca
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250-405-5186

Service BC toll free: 1-800-663-7867
In Vancouver: 604-660-2421



NAPTEP

The Natural Area Protection Tax Exemption Program



An incentive program to protect land and reduce taxes for Islands Trust Area landowners



KEITH & SYLVIA'S STORY

It was an exciting day for Keith and Sylvia Pincott when a NAPTEP covenant was registered on their land, protecting more than 20 bird species nesting in their forest. The couple knows the importance of caring for wildlife habitat at home. They now have a guarantee that their cherished forest and Garry oak meadow will be protected in perpetuity.

"While we know wildlife will have a home here in our lifetime, we realized we couldn't guarantee what would happen after we are gone. That's why we signed up for NAPTEP. With the covenant, we are comforted now knowing this habitat will be cared for in perpetuity. And with the special encouragement of a reduction in property taxes, it is a win/win arrangement."

— Sylvia Pincott



Above Keith and Sylvia Pincott
Right Barred Owl at Woodwinds Conservation Covenant

ELIGIBILITY

NAPTEP is available to residential property owners in the Islands Trust Area. To qualify for the NAPTEP tax exemption, you must permanently protect natural habitat on your land with an Islands Trust Conservancy conservation covenant. Natural features eligible for protection include:

- Relatively undisturbed sensitive ecosystems
- Habitat for rare native plant species or communities
- Habitat critical to breeding, rearing, feeding or staging of native animals
- Special geological features

The Islands Trust Conservancy board has additional policies regarding covenants, including a minimum size of 2 hectares (4.9 acres) unless the property contains exceptional habitat or ecosystems, is an islet or small island or adds area to existing protected areas.

Lands which already receive tax exemptions (e.g. for farm status or Managed Forest Land) will lose their existing tax exemption status upon receiving a NAPTEP exemption. Properties in the Agricultural Land Reserve (ALR) may not qualify.



Left to right
Anna's Hummingbird; Garry oak, Sidney Island;
Monkey flower; Red-legged frog

Secure a future
for native species
on your land



CONSERVATION COVENANT

To be eligible for the 65% NAPTEP property tax exemption, you must protect your land with a conservation covenant. A conservation covenant is a legal commitment you make to protect the natural features on your property. It is registered on your land title and binds future landowners to the same promises you made. It can apply to all or a portion of the property; you still own your land, can live on the property, and can sell it whenever you want.

A standard NAPTEP covenant restricts the following:

- Buildings or new roads
- Removal of native plants
- Use of herbicides and pesticides
- Alteration of watercourses or water bodies
- Grazing of animals
- Modification of the soil

The Islands Trust Conservancy will notify you annually about our plans to visit your land to monitor the covenant. Covenant violations may result in heavy penalties including repayment of all exempted taxes.



NAPTEP APPLICATION PROCESS

There are two phases in a NAPTEP application.

Phase One Application fee \$275

Islands Trust Conservancy staff can help you determine if your land is eligible for NAPTEP and provide you with the required forms. You should also consult with independent legal and tax advisors.

Submit your phase one application by April 1st to receive your tax exemption by the following calendar year.

Phase Two Application fee \$175

If your phase one application is accepted, staff will visit your land and work with you to negotiate a conservation covenant that will be registered on your land title.

Landowners applying to the program should expect the following additional costs which will vary depending on the size and complexity of the covenant area:

- A survey of the covenant area(s)
- An ecological baseline report
- Independent legal and tax advice
- Covenant registration costs

Once the covenant is registered you will receive a Natural Area Exemption Certificate resulting in an annual discount on your property taxes. The Applicant's Guide to Calculating NAPTEP: Costs and Benefits will help you estimate the number of years it will take to offset the above costs through tax savings.

The Islands Trust Conservancy covers all future costs of monitoring and enforcing your covenant, ensuring the natural features are protected in perpetuity. The Islands Trust Conservancy gratefully accepts donations to assist with these costs.*

* Each donor to the Islands Trust Conservancy will receive a tax receipt for income tax purposes. Application fees cannot be tax receipted.

PARTNERS WORKING TOGETHER

The Islands Trust Conservancy welcomes the opportunity to work in partnership with a land trust of your choice to co-hold your covenant.

The Natural Area Exemption Certificate which officially grants the property tax exemption is issued by Islands Trust Council after consideration at a public meeting.

Staff will invite the local trust committee for your island to comment on NAPTEP applications during a regular meeting of elected officials.



INTERESTED IN NAPTEP?

Islands Trust Conservancy staff are happy to talk to you about your conservation vision for your land and answer any questions you might have about NAPTEP.

Reach us by e-mail or phone at:

itcmail@islandstrust.bc.ca

250-405-5186

Service BC toll free: 1-800-663-7867

In Vancouver: 604-660-2421

Or visit us online at:

islandstrustconservancy.ca