

From: Denis Agar [REDACTED]
Sent: Monday, July 20, 2020 5:15 PM
To: Islands2050
Subject: Comments on 2050 plan

Hi there,

I own property on North Pender Island. I have a deep fundamental concern with the Islands Trust - it seems like the only land use you permit as-of-right is also the most environmentally damaging: large-lot single-family homes and vacation homes. If you continue to allow only this, not only will we subdivide every acre on the Salish Sea but we will also exclude vast swaths of society from the beauty of the Gulf Islands because the number of units built will be tiny and the cost/sq ft will be enormous.

So, in summary - the kind of development that Islands Trust was established to protect is the most environmentally damaging kind of development there is. This is the fundamental paradox in the planning work you're doing right now.

So what am I proposing? Not Yaletown-style density. Nobody wants that.

I am proposing that you **allocate density on the islands as though cars weren't permitted**. Design walkable, e-bikeable rural communities.

I am a transit planner, so I have thought a lot more than most about what that would look like. But it's not complicated: put people in places where they are within walking/biking distance to the things they need the most. Don't start from scratch.

Ganges and Sturdies Bay are great examples of places that are off to a good start, but need better walking/biking infrastructure, and need townhouse-level density zoned as-of-right.

So identify places where development could be accommodate that would allow people to walk/e-bike for most trips, and forbid development in all other places. That would truly be the environmental thing to do.

Now in my perfect dream-world, this would be coupled with passenger-ferries that go straight to the densest parts of the island. The aim would be to gradually reduce demand for car ferries.

Pender is harder to densify and harder to serve by passenger ferry because the key things on the island are already so dispersed, and so far from a decent port. If I had to propose ideas, they would be:

1. A passenger ferry linking the Thieves Bay Marina with Sidney and Ganges.
2. A new pedestrian/bike link between the Driftwood Centre and Magic Lake via Ketch Road
3. Safe cycle and ped route linking the School and the Library

4. All new housing must be within ~1km of that School-Library corridor

Thanks

Denis Agar

