



**GABRIOLA ISLAND
LOCAL TRUST COMMITTEE
AGENDA**

AGENDA

**Special Business Meeting
Monday, November 15, 2010 at 10:15 am
at the Women's Institute
476 South Road, Gabriola Island, BC**

	<i>Page No.</i>	<i>*Approx Time*</i>
1. CALL TO ORDER		10:15 am
2. APPROVAL OF AGENDA		
3. APPLICATIONS		10:20 am
3.1 GB-RZ-2010.2 (Medical Health Clinic)	1-13	
Draft bylaw wording for GB-RZ-2010.2 (Medical Health Clinic)		
Staff Report dated November 9, 2010- <i>attached</i>		
4 Volunteer Review Committee Referrals		11:00 am
4.1 No Quorum met at November 2, 2010 Volunteer Review Committee Meeting		
Notes from November 2, 2010- <i>attached</i>		
4.1.1 Reviewed notes with suggested changes, John Peirce and Island Planner- <i>attached</i>	14-21	
4.1.2 Notes and comments, Kathryn Molloy- <i>attached</i>	22-23	
4.1.3 Email Bill Pope dated November 8, 2010, Response to meeting notes- <i>attached</i>	24-27	
4.1.4 Email Daniele Rudischer dated November 9, 2010, Response to meeting notes- <i>attached</i>	28-30	
5. OFFICIAL COMMUNITY PLAN/ LAND USE BYLAW REVIEW		11:00 am
5.1 Cycle Path and Bus Policies		
5.1.1 Draft policies as amended by the Gabriola Local Trust Committee at the October 21, 2010 Local Trust Committee meeting- <i>attached</i>	31-35	
5.2 Community Context, Plan Principles and Major Goals		
5.2.1 Notes and draft amendments referred by Local Trust Committee to Volunteer Review Committee at October 21, 2010 Local Trust Committee meeting- <i>attached</i>	36-38	
5.2.2 Parks and protected areas in the Gabriola Planning Area	39-40	
Staff Memorandum dated November 1, 2010- <i>attached</i>		
5.3 Density transfer limited to banking of RDN densities as a way to achieve multi-family affordable housing	41-51	
Preliminary Staff Report dated November 5, 2010- <i>attached</i>		
5.4 Definitions of "Affordable Housing" and "Single Family"		
5.4.1 "A Guide to Frequently Used Phrases, Terms and Acronyms- Gabriola Island Official Community Plan and Land Use Bylaw Review" as amended and referred to Volunteer Review Committee at October 21, 2010 Local Trust Committee meeting- <i>attached</i>	52	

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|-----|---|----------|
| 5. | TOWNHALL | 12:30 pm |
| 6. | NEW BUSINESS | 12:45 pm |
| 6.1 | Community Information Meeting scheduled from 4:00 pm- 7:00 pm for Monday
November 22, 2010 at the Women’s Institute, 476 South Road, Gabriola Island, BC | |
| 7. | NEXT BUSINESS MEETING | 12:55 pm |
| | Thursday November 25, 2010 at 10:15 a.m. at the Women’s Institute, 476 South
Road, Gabriola Island, BC | |
| 8. | ADJOURNMENT | 1:00 pm |

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



STAFF REPORT

Date: November 9, 2010

File No.: GB-RZ-2010.2
(Medical Health
Clinic)

To: Gabriola Local Trust Committee
For special meeting of November 15, 2010

From: Kaitlin Kazmierowski
Island Planner

CC: Chris Jackson
Regional Planning Manager

Re: Rezoning Application for Medical Health Clinic- Zoning Options

Owner: Potlatch Properties Ltd.
Applicant: Williamson & Associates, Brian Henning
Location: North End of Church Street, Gabriola Islands Trust
The South ½ of the North West ¼ of Section 19

SUMMARY:

At the October 21, 2010 regular business meeting, the Gabriola Island Local Trust Committee (LTC) took the following actions with respect to the rezoning of a 1.7 ha (4.1 acre) portion of a 32.2 ha (79.4 acre) lot currently zoned Forestry (F) for the purposes of an urgent care medical clinic, medical offices, and personal care facilities:

- 1) Sponsored \$2250 of application fees for GB-RZ-2010.2 from the local expense account
- 2) Resolved that GB-RZ-2010.2 take priority over other Gabriola Local Trust Area development applications
- 3) Requested that the applicant provide supporting documentation that includes:
 - details concerning the potential environmental impacts of the proposed development; and,
 - plans and specifications, prepared by a professional engineer, detailing how water supply and sewage disposal for the intended use are to be provided.
- 4) Requested that the applicant provide supporting documentation that includes details on greenhouse gas emission reductions, bicycle trails and pathways, and landscaping.
- 5) Directed staff to draft bylaw amendments and provide wording and mapping amendments that would be required to the Official Community Plan and provide wording and mapping amendments for the Land Use Bylaw, such that the proposed area would be rezoned to an Institutional zone, with site specific options presented as appropriate.

- 6) Directed staff to schedule a Community Information Meeting for GB-RZ-2010.2 (Medical Health Clinic), in order to receive feedback and comment from the public on draft bylaws after the LTC has reviewed them.
- 7) Directed staff to schedule an Advisory Planning Commission meeting with a focus on orientation and to review and comment on GB-RZ-2010.2 (Medical Health Clinic).
- 8) Directed staff to schedule a special Local Trust Committee meeting to consider draft bylaws on GB-RZ-2010.2 (Medical Health Clinic).

This report seeks to provide the LTC with further detail regarding the options and considerations for rezoning the subject property from a Forestry (F) to an Institutional (IN) zone. This report will explore Institutional (IN) zoning options as well as other potential options to ensure that future use of the property will reflect appropriate long-term community goals. A set of draft bylaws is attached to the end of this report. The intent of this report is to provide sufficient information for the LTC to provide direction to Staff on modifications to these draft bylaws for public discussion and comment at the scheduled November 22, 2010 Community Information Meeting (CIM).

THE PROPOSAL:

The preliminary staff report for this application, dated October 15, 2010 stated that the application is not at variance or contrary to the Trust Policy Statement, nor does it require a Development Permit. In addition, while the application will require an amendment to the OCP for mapping purposes, these are not expected to generate a great deal of policy change. As the property is currently designated as Forestry in the OCP, a designation change (most likely to Institutional) will be required through a mapping amendment to Schedule B of OCP. This application will require changes to the Land Use Bylaw (LUB), both in terms of mapping and regulatory changes. The October 15, 2010 staff report recommends several options for the rezoning of this site:

- Rezone to Institutional 3 (IN3)- land currently zoned IN3 abuts the subject property to the South
- Rezone to Institutional 2 (IN2)
- Rezone the area to either IN3 or IN2 with site specific conditions
- Rezone to a new site specific zone

The Village Commercial 1 & 2 (VC1 & 2) and the District Commercial 1 (DC1) zones also permit medical and dental clinics as well as a wide variety of other uses. Their lack of specificity in permitted medical uses has precluded them from further discussion in this report; however the LTC may wish to direct staff to explore these further. The zoning options that this report will focus on are presented and explored below.

OPTIONS AND CONSIDERATION:

IN2 & IN3

Excerpts from the Gabriola LUB outlining the specific regulations for both IN2 and IN3 zones are included in this report as attachment A. Both zones are similar in siting, lot coverage and permitted accessory uses (limited public market). Both zones require a minimum setback for buildings and structures of 6.0 metres (19.7 feet) from any lot line, as well as maximum combined lot coverage of 20%

Both IN2 and IN3 also permit the following principal uses: public schools, emergency services, library, post office, medical laboratory, government offices, highway works yard, urgent care medical clinic, child care centre and pre-school.

The IN3 zone also permits the additional principal uses of public assembly and recreation, personal care facilities and museum. For reference, several definitions are provided below:

personal care facilities means a use providing for the care of the sick, injured or aged, other than a public hospital, and includes nursing homes, private hospitals and convalescent homes;

emergency services means an emergency facility use comprising a fire hall, police station, helicopter pad or ambulance station;

urgent care medical clinic means an establishment where patients are admitted for examination and treatment on an outpatient basis by one or more physicians, dentists, other medical personnel, psychologists or social workers and where patients are not lodged overnight

Public assembly and recreation means a hall, auditorium, *church*, and indoor recreation facility but does not include any use or facility operated on a commercial basis for profit;

IN2 & IN3 with Conditions

As previously mentioned, both IN2 and IN3 are similar in terms of the siting of buildings and structures, lot coverage and accessory uses. The applicant has yet to submit a full site plan delineating the exact location of proposed structures on the proposed lot; however, the LTC may wish to relax regulations in terms of setbacks to lot lines in order to enhance access to facilities, promote the clustering of future buildings for access and energy efficiency (e.g. district heating), to promote a site lay-out that creates a softer edge to the proposed lot for a lower impact on the surrounding forest, promote open spaces for visitors, events, and the potential therapeutic benefits of gardens and outdoor space.

The LTC may also wish to consider increasing setbacks in order to ensure that the siting of the proposed clinic does not encourage any additional associated uses or accessory structures. In addition, the LTC may wish to increase or decrease the maximum combined lot coverage of buildings and structures as a means of regulating any additional future structures, additions to the proposed structure or future uses which may require additional lot coverage.

Site Specific Zone

In the application for rezoning, the applicant stated that he was seeking OCP and LUB amendments for the creation of an urgent care medical clinic and related personal care facilities. This is a request with a specific purpose, and the LTC may wish to consider a site specific zone in its consideration of this application.

A site specific zone could include existing regulations from the LUB or create new regulations depending on how the LTC feels the proposed rezoning will impact the community in the future. In this case, the LTC may wish to create a site specific zone which permits only the medical uses outlined in IN2 and IN3, namely: personal care facilities, emergency services, urgent care medical clinic and medical laboratory. The LTC may also wish to add a use such as offices/ medical offices. In the case of a site specific zone, the LTC may wish to consider specific setback, lot coverage and siting regulations as previously discussed.

STAFF COMMENTS:

There are several issues that the LTC should consider throughout this process.

Loss of Forest (F) zoned land: As stated in the staff report dated October 15, 2010, the land for this potential future medical clinic was donated with the only condition of no encumbrances placed upon the rest of the larger parcel. The lot is zoned Forestry (F) and subdivision in this zone is currently not supported in the OCP unless it results in the

creation of an ecological reserve. A rezoning in the LUB and a redesignation in the OCP followed by a subdivision would not contravene the OCP. The LTC may wish to give some consideration to the idea that this redesignation of land in the Forestry zone not only decreases the potential area for ecological reserve on Gabriola as well as natural ecosystems, but may give an impression that Forestry zoned lands can be redesignated and rezoned in the future for a variety of purposes outside of those permitted in the designation. The donated land is a small fraction of the larger parcel and no Sensitive or Important Ecosystems were identified on it, however, the slow erosion of Forest lands is something that the LTC may wish to consider.

Environmental impacts, resources and landscaping: The applicant is currently seeking out required documentation to prove potable water and septic requirements for this potential future use as well as assess environmental impacts. The LTC has also requested documentation on greenhouse gas emissions reduction, bicycle paths, trails and landscaping. Staff have not yet received any of these requested documents, yet the applicant has indicated that from initial exploration, septic capabilities should be adequate. This information may influence how the LTC would like draft bylaws to be worded, and therefore the fact that it is missing from the current process may be a consideration.

Future use of the proposed site under IN2 and IN3 zoning: As mentioned, there are several options for rezoning; some which may facilitate the growth and development of associated uses, and others which may restrict the proposed use to something very specific. Both the IN2 and IN3 zones permit a range of uses, including specified medical uses; however the IN3 zone permits personal care facilities where the IN2 zone does not. In permitting personal care facilities along with urgent care medical clinic, emergency services and medical laboratory uses, the IN3 zone seems better suited to this application. It may also be better suited for addressing the needs of an aging population in that personal care facilities include nursing homes and convalescent homes; thus promoting aging-in-place on Gabriola. The LTC may wish to support this, but should also consider the long-term implications of potential future nursing home complex on resources, water and septic capabilities.

There are several permitted uses within the IN2 and IN3 zones that could have implications on the future use of the site. Permitting uses such as public assembly and recreation, schools, child care, museums, and libraries may create a community hub on the site. This could result in benefits in terms of community vibrancy and vitality, but may detract from the intended medical use of the site and its immediate access to those for whom it was intended. As this application is for a specific medical use, it may be wise to limit permitted uses to those which support the intent of this application.

OPTIONS

From the discussion above, the following options are presented to the LTC for consideration. The LTC may wish to discuss these options, and choose to amend the attached draft bylaws accordingly in order that they be presented for discussion at an upcoming Community Information Meeting.

LUB Amendment Options

- 1) **Institutional 3 (IN3) zoning for subject property-** this option supports the rezoning of the site to IN3 outright.
- 2) **Institutional 3 (IN3) zoning with conditions-** this option could restrict or relax conditions on siting of buildings and structures. The LTC may wish to have more information regarding site lay-out, water and septic when considering this option and specific conditions.
- 3) **Site specific zoning (potentially IN3(a)) -** This option creates a new zone for the proposed site. The following permitted principal uses are recommended:
 - Urgent care medical clinic
 - Emergency services
 - Personal care facilities

- Medical laboratory
- Medical offices

OCP Amendment Options

1) Redesignate the 1.7 ha portion of the property from Forestry (F) to institutional (IN) through mapping amendments

NEXT STEPS

Community Information Meeting is scheduled for November 22, 2010 in order to gather community feedback on this application and the proposed Official Community Plan and Land Use Bylaw amendments. The Gabriola Island Local Trust Committee should consider forwarding the draft bylaws to the Advisory Planning Commission meeting following the Community Information Meeting.

RECOMMENDATIONS:

THAT the Gabriola Island Local Trust Committee instructs Staff to amend Schedule B of the Gabriola Island Official Community Plan to redesignate the 1.7 ha portion of the property from Forestry (F) designation to Institutional (IN) designation.

THAT the Gabriola Island Local Trust Committee instructs Staff to amend Schedule A of the Gabriola Island Land Use Bylaw 1999 (Bylaw 177) to insert a new Site-specific zone IN3(a) that restricts the uses to urgent medical clinic, emergency services, personal care facility and medical offices.

THAT the Gabriola Island Local Trust Committee instructs Staff to amend Schedule B of the Gabriola Island Land Use Bylaw 1999 (Bylaw 177) to change the zoning classification of the 1.7 ha portion of the property from Forestry (F) to site-specific Institutional 3 (IN3(a)).

THAT the Gabriola Island Local Trust Committee instructs Staff to forward attached draft bylaws for public comment and discussion at the November 22, 2010 Community Information Meeting.

THAT the Gabriola Island Local Trust Committee instructs Staff to forward the draft bylaws to the Gabriola Island Advisory Planning Commission for comment.

Prepared and Submitted by:

Kaitlin Kazmierowski

November 9, 2010

Kaitlin Kazmierowski
Island Planner

Date

Concurred in by:

November 9, 2010

David Marlor
RPM, Southern Team

Date

ATTACHMENT A
Zoning Regulations for Institutional 2 & 3 (IN2 & IN3) Zones from
Gabriola Island Land Use Bylaw No. 177, 1999

D.4.5 Institutional 2(IN2)

D.4.5.1 Permitted Uses

The uses permitted in Article B.1.1.1, plus the following uses and no others are permitted in the Institutional 2 (IN2) *zone*:

- a. **Permitted *Principal* Uses**
 - i public *schools*
 - ii *emergency services*
 - iii library
 - iv post office
 - v medical laboratory
 - vi government offices
 - vii highway work yards
 - viii *urgent care medical clinic*
 - ix child care centre and *pre-school*

- b. **Permitted *Accessory* Uses**
 - i *limited public market*, subject to Subsection B.6.2

D.4.5.2 Buildings and Structures

The *buildings* and *structures* permitted in Article B.1.1.2, plus the following *buildings* and *structures* and no others are permitted in the Institutional 2 (IN2) *zone*:

- a. **Permitted *Buildings* and *Structures***
 - i *Buildings* and *structures* for the permitted uses set out in this *zone*.

D.4.5.3 Regulations

The general regulations in Part B, plus the following regulations apply in the Institutional 2 (IN2) *zone*:

- a. ***Buildings* and *Structure Height* Limitations**
 - i The maximum *height* of *buildings* and *structures* is 9.0 metres (29.5 feet).

- b. ***Buildings* and *Structures* Siting Requirements**
 - i The minimum *setback* for *buildings* or *structures* except a sign, *fence*, or *pump/utility house* is 6.0 metres (19.7 feet) from any *lot line*.

- c. ***Lot Coverage* Limitations**
 - i The maximum combined *lot coverage* by *buildings* and *structures* is 20 percent of the *lot* area.

- d. ***Lot Area* Requirements for Subdivision**

 - i The minimum average *lot* area is 1.0 hectare (2.47 acres).
 - ii The minimum *lot* area is 0.5 hectares (1.24 acres).

D.4.6 Institutional 3(IN3)

D.4.6.1 Permitted Uses

The uses permitted in Article B.1.1.1, plus the following uses and no others are permitted in the Institutional 3 (IN3) zone:

- a. **Permitted Principal Uses**
 - i *public assembly and recreation*
 - ii *personal care facilities*
 - iii *museum*
 - iv *public schools*
 - v *emergency services*
 - vi *library*
 - vii *post office*
 - viii *medical laboratory*
 - ix *government offices*
 - x *highway work yards*
 - xi *urgent care medical clinic*
 - xii *child care centre and pre-school*

- b. **Permitted Accessory Uses**
 - i *limited public market, subject to Subsection B.6.2*

D.4.6.2 Buildings and Structures

The *buildings* and *structures* permitted in Article B.1.1.2, plus the following *buildings* and *structures* and no others are permitted in the Institutional 3 (IN3) zone:

- a. **Permitted Buildings and Structures**
 - i *Buildings and structures for the permitted uses set out in this zone.*

D.4.6.3 Regulations

The general regulations in Part B, plus the following regulations apply in the Institutional 3 (IN3) zone:

- a. **Buildings and Structure Height Limitations**
 - i The maximum *height* of *buildings* and *structures* is 9.0 metres (29.5 feet).

- b. **Buildings and Structures Siting Requirements**
 - i The minimum *setback* for *buildings* or *structures* except a sign, fence, or pump/utility house is 6.0 metres (19.7 feet) from any *lot line*.

- c. **Lot Coverage Limitations**
 - i The maximum combined *lot coverage* by *buildings* and *structures* is 20 percent of the *lot area*.

- d. **Lot Area Requirements for Subdivision**

 - i The minimum average *lot area* is 1.0 hectare (2.47 acres).
 - ii The minimum *lot area* is 0.5 hectares (1.24 acres).

Gabriola Island Local Trust Committee

DRAFT

BYLAW NO. #####

A BYLAW TO AMEND THE GABRIOLA ISLAND OFFICIAL COMMUNITY PLAN TO PERMIT INSTITUTIONAL USES ON A PORTION OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT

The Gabriola Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gabriola Island Local Trust Committee Area under the *Islands Trust Act*, enacts as follows:

1. Gabriola Island Trust Committee Bylaw No. 166, cited as “Gabriola Island Official Community Plan (Gabriola Island) Bylaw No. 166, 1997”, is amended as shown on Schedule 1, attached to and forming part of this Bylaw:
2. This Bylaw may be cited as “Gabriola Island Official Community Plan (Gabriola Island) Bylaw No. 166, 1997, Amendment No. ###, 2010”.

READ A FIRST TIME THIS	DAY OF	2010
PUBLIC HEARING HELD THIS	DAY OF	2010
READ A SECOND TIME THIS	DAY OF	2010
READ A THIRD TIME THIS	DAY OF	2010
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS	DAY OF	2010
APPROVED BY THE MINISTER OF COMMUNITY, SPORT AND CULTURAL DEVELOPMENT THIS	DAY OF	2010
ADOPTED THIS	DAY OF	2010

SECRETARY

CHAIRPERSON

DRAFT
GABRIOLA ISLAND LOCAL TRUST COMMITTEE
BYLAW NO. #####

Schedule 1

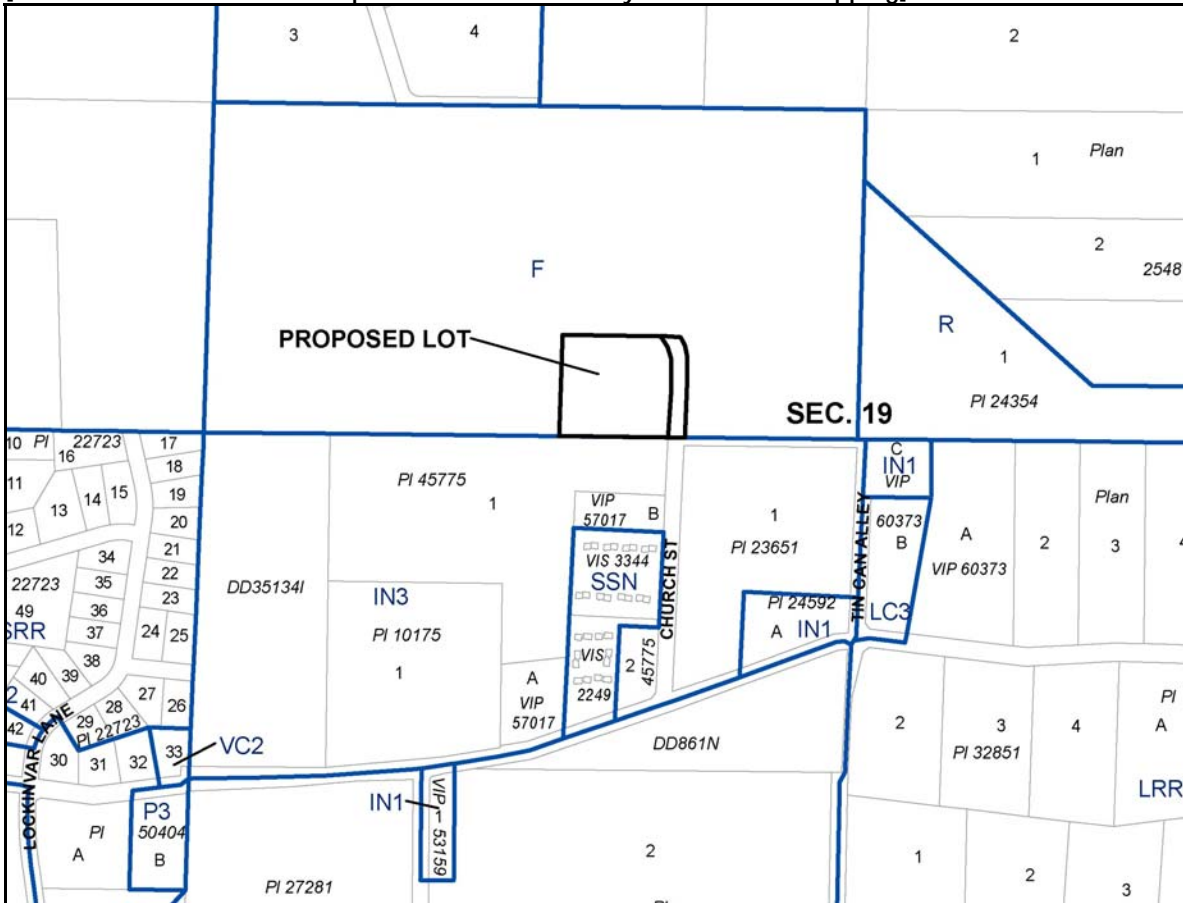
1. Schedule B is amended by redesignating a portion of the South ½ of the Northwest ¼ of Section 19, Gabriola Island, Nanaimo District as shown on Plan 1 from Forestry (F) to Institutional (IN).

DRAFT

Gabriola Island Local Trust Committee Bylaw No.

Schedule 1, Plan 1

[Please note this is a draft map to be further refined by islands Trust mapping]



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Gabriola Island Local Trust Committee

BYLAW NO. ####

A BYLAW TO AMEND THE GABRIOLA ISLAND LAND USE BYLAW, 1999 TO PERMIT INSTITUTIONAL USES ON A PORTION OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SECTION 19, GABRIOLA ISLAND, NANAIMO DISTRICT

The Gabriola Island Local Trust Committee, being the Trust Committee having jurisdiction in respect of the Gabriola Island Local Trust Committee Area under the *Islands Trust Act*, enacts as follows:

2. Gabriola Island Trust Committee Bylaw No. 177, cited as “Gabriola Island Land Use Bylaw, 1999”, is amended by:
 - amending Schedule B by changing the zoning classification of a portion of the South ½ of the Northwest ¼ of Section 19, Gabriola Island, Nanaimo District from Forestry (F) Zone to a site specific Institutional 3(a) (IN3(a)) Zone, as shown on Plan No. 1 attached to and forming part of this Bylaw.
2. This Bylaw may be cited as “Gabriola Island Land Use Bylaw, 1999, Amendment No. ####, 2010”.

READ A FIRST TIME THIS	DAY OF	2010
PUBLIC HEARING HELD THIS	DAY OF	2010
READ A SECOND TIME THIS	DAY OF	2010
READ A THIRD TIME THIS	DAY OF	2010
APPROVED BY THE EXECUTIVE COMMITTEE OF THE ISLANDS TRUST THIS		
	DAY OF	2010
ADOPTED THIS	DAY OF	2010

SECRETARY

CHAIRPERSON

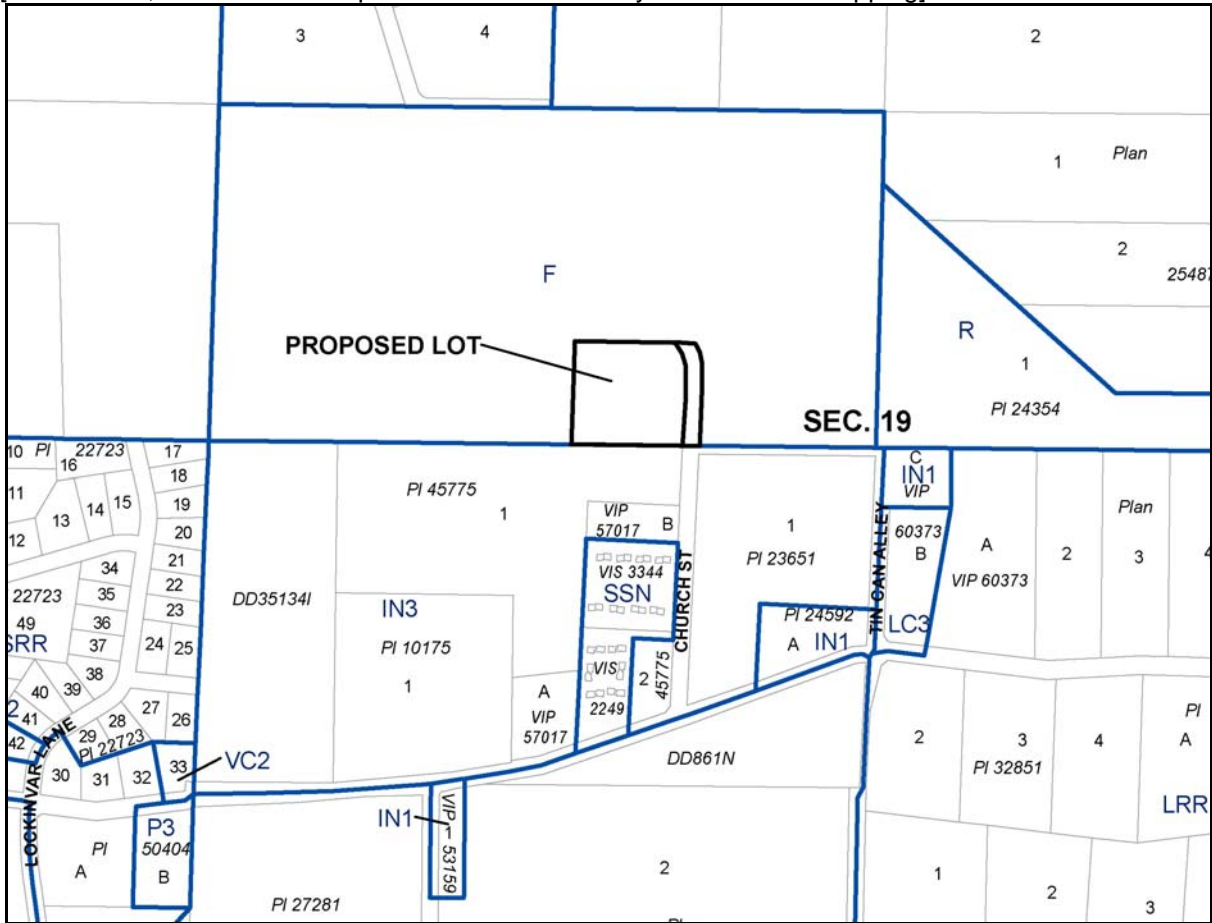
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GABRIOLA ISLAND LOCAL TRUST COMMITTEE

BYLAW NO. ####

PLAN 1

[Please note, this is a draft map to be further refined by Islands Trust mapping]



**NOTES OF THE VOLUNTEER REVIEW COMMITTEE MEETING
FOR THE OFFICIAL COMMUNITY PLAN AND LAND USE BYLAW
HELD AT 7:00 P.M. ON TUESDAY, NOVEMBER 2, 2010
AT THE AGRICULTURAL HALL
465 SOUTH ROAD, GABRIOLA ISLAND, BC**

Suggested changes by Kaitlin Kazmierowski in red

Suggested changes by John Peirce in blue

<u>PRESENT:</u>	John Peirce	Co-chair
	Kathryn Molloy	Co-chair
	Kees Langereis	Member
	Carly McMahon	Member
	Adam Velsen	Member
	Susan Yates	Member
	Randy Young	Member
	Chris Jackson	Regional Planning Manager
	Kaitlin Kazmierowski	Island Planner
	Stephen Orgill	Recorder
<u>REGRETS:</u>	Mike Brown	Member
	Tom Kirchmayer	Member
	Bill Pope	Member
	Lisa Webster-Gibson	Member
<u>ABSENT:</u>	Sara Brockelhurst	Member
	June Harrison	Member
	Melanie Mamoser	Member
	Daniele Rudischer	Member

Local Trustees Deborah Ferens and 2 local media representatives were present. No members of the public attended.

1. CALL TO ORDER

Co-chair John Peirce called the meeting to order at 7:08 pm. He cited that there was not a quorum of the Volunteer Review Committee present, however the meeting could proceed for the benefit of hearing comments on several agenda items from those present. He said that members would not be considering resolutions at the meeting.

2. APPROVAL OF AGENDA

Co-chair John Peirce reviewed the agenda and noted that item 4 would be deferred to the next meeting. He suggested that item 6.1 be discussed with item 8.5.

3. COMMUNITY INPUT SESSION

There were no members of the public in attendance.

5. GUEST SPEAKERS

5.1. *Local Trustee Deborah Ferens*

Trustee Ferens briefly reviewed what had been discussed at the last Local Trust Committee meeting. She said that the Terms of Reference and Project Scope for the Official Community Plan Review document had been updated and adopted by the Local Trust Committee. She said that the Committee had considered what could be achieved in the current term and what would have to be postponed to the next term of the Local Trust Committee. She summarized that there will be two phases and explained the eight priority and topic areas on the list for consideration in Phase 1 that can be completed by the end of the current term.

Trustee Ferens said mapping is a significant issue and most will not be completed in Phase 1. One exception is the Hazardous Lands and Steep Slope Mapping project that will be ready by January. A draft report will be presented to the Local Trust Committee in December. Trustee Ferens said that the Gabriola Island Local Trust Area is the only area in British Columbia without Riparian Area Regulations in bylaws. She said this will be a focus issue and a draft bylaw is being prepared. All changes to the OCP must be compatible with policies already developed in response to Bill 27.

With regard to Affordable Housing, the LTC will be focusing on Section 2.4, namely how to facilitate multi-family housing using density transfer and a density bank.

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Trustee Ferens reviewed the timeline for the issues being considered in the Official Community Plan review. She asked that the Planner send out the timeline being used by the LTC to members of the VRC. She said that there may be two Community Information Meetings before the end of the year and the Local Trust Committee would be sending more referrals to the Volunteer Review Committee concerning the draft bylaws.

Trustee Ferens thanked the members of the Volunteer Review Committee and said she is looking forward to hearing their comments on the Local Trust Committee referrals.

Island Planner Kaitlin Kazmierowski provided an updated draft of “A Guide to Frequently used Phrases...” for information and pointed out that the Local Trust Committee had considered the definitions of “Affordable Housing” and “Family”.

“Affordable Housing was discussed first.

Susan Yates said that she preferred the definition of “Affordable Housing” that is contained in the email from Judy Storness-Kress on page 34 of this agenda package. The discussion focused on the definition provided by the Affordable Housing Task Force and the term “adequate housing”.

There was consensus to support this definition. There was discussion around the ambiguity in the words “reasonable physical condition” and “appropriate in terms of size”, but agreement that these terms were the best we could hope to achieve.

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Density was discussed next.

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Kees Langereis suggested inserting the word “total” before “number of dwelling units...” in the definition of “**density**”. He also suggested that the term “set out” replace “as outlined”. He also recommended adding a definition: “Overall density means the total number of dwelling units potentially allowed on Gabriola Island as set out in the Gabriola Island Land Use Bylaw.”

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There was discussion on whether the proposed definition of density includes cottage, and agreement that it does. There was consensus supporting proposed definition.

¶
A draft dated October 21, 2010 of “A Guide to Frequently used Phrases...” was reviewed with discussion focused on each definition.¶

“**Cottage density unit**” was discussed. Members of the Volunteer Review Committee agreed with the definition of “cottage density”, but felt the size limit of 65 sq m needs further discussion in order to meet the objectives of affordable housing for families.

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Discussion continued with “**transferring density**” and Kees Langereis suggested the following rewrite: “Transferring density” means the act of reallocating a density from one lot to another lot without increasing the total number of potential dwelling units allowable on the island under current bylaws.” There was consensus supporting this amended definition.

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“**Clustering density**” was discussed. Kees Langereis commented that clustering density transfer would be intended to achieve a social goal. Susan Yates noted that having concepts in the Official Community Plan allows for the issue to be discussed at a future time. There was consensus

supporting this definition with the word potential added to read "...total number of potential dwelling units."

Discussion of the definition of "family" provoked questions from the members. It was suggested that the term be removed from the Official Community Plan. Trustee Ferens offered some clarification by explaining how the terms would be used.

John Peirce suggested substituting "family household" for "family". It was noted that the definition contained in the Land Use Bylaw is not consistent with the Official Community Plan.

Kees Langereis commented that the definition excludes a single person as a "family" in the Official Community Plan.

There was consensus to amend this definition of family to read: "Family means an individual or two or more persons related by blood Sharing one dwelling unit." Part b of the original definition was dropped as unrelated to the word family. There may be a need to define how many unrelated people can share a dwelling unit, but this should not be done in the definition of family.

Deleted: a recommendation to remove part (b) of the definition and replace with "one or more persons sharing one dwelling unit". Another recommendation was that a "single family is one or more persons living in a dwelling unit".

6.3. Referral from the Gabriola Island Local Trust Committee: "Plan Principles and Context"

Island Planner Kaitlin Kazmierowski informed the Volunteer Review Committee that the document had been developed by the trustees and discussed at the updated draft is the result of discussion at the last Local Trust Committee meeting. The Volunteer Review Committee discussed the document.

The Community Context was described by Trustee Ferns as a vision statement. The group questioned this description and suggested that a strong vision statement would still be an appropriate addition.

Deleted: <#>Affordable Housing Task Force Definition of "Affordable Housing"¶
¶
The definition of "Affordable Housing" from the Gabriola Housing Task Force was discussed and it was noted that the definition contained in the email on this agenda from Judy Storness-Kress, the chair of the Affordable Housing Task Force, is different. ¶

There was further discussion about the omission of the Economic Goals that had been discussed earlier by the Volunteer Review Committee. The issue of Gabriola Island being a tourist destination and dependant on a tourist economy was discussed. Susan Yates pointed out that Islands Trust would not exist if it weren't the desire of British Columbians and that the Islands Trust mandate is to preserve and protect for all people of British Columbia.

Deleted: and
Deleted: the existence of
Deleted: at
Deleted: meeting

The Volunteer Review Committee recommended:

- remove the second reference to "Art and artists are an important part of life..." (last line above section 1.2) because it is redundant.

preferred getting endorsement from the Volunteer Review Committee on this document in order to submit the second part of the Water Document, Now separately called the Liquid Waste Management document to the Ministry of Environment before their deadline for consideration in developing provincial groundwater policy. John Peirce suggested that the revised draft be emailed to Volunteer Review Committee members for review and forwarded if a majority of the committee agreed. He stressed that feedback would be required within two days of receipt.

Deleted:

Deleted: adoption by consensus.

8.2. Consensus to forward the final Gabriola Island "Water Document" to the Gabriola Island Local Trust Committee

The item was deferred to the next meeting.

8.3. Final Version of the "Septic Document"

Deleted: Septic

The "Liquid Waste Management document" was not available for distribution at this meeting.

8.4. Motion to forward the final Gabriola Island "Septic Document" to the Gabriola Island Local Trust Committee

The item was deferred to the next meeting.

8.5. Eco Footprint Analysis

8.5.1. and 6.1 Response from John Peirce to Giselle Rudischer email regarding Eco Footprint Analysis and Giselle's email to LTC

John Peirce stated that he thought the two documents were self-explanatory, but discussion should be deferred to the next meeting with a quorum.

Kees Langereis asked if those present thought that the concept of Ecofootprint Analysis should be discussed further at our next meeting, as we took no action on the topic when it was originally discussed in September. There was discussion about the concept being a tool used to evaluate zoning applications. Kees Langereis said that it appear that a Development Area Information bylaw could lead to an Eco Footprint Analysis. Further discussion was tabled for the next meeting.

Deleted: explained the background to his email dated October 26, 2010. He said that it was in response to the email from Gisele Rudischer to the Local Trust Committee regarding the Eco Footprint Analysis.

Deleted: l

Deleted: s

Deleted: <#>Referral from the Gabriola Island Local Trust Committee: email from Gisele Rudischer dated September 21, 2010 regarding Eco Footprint Analysis¶

¶ The members suggested that the item be deferred to the next meeting for further discussion.¶
¶

9. COMMUNITY INPUT SESSION

There were no members of the public in attendance.

10. NEXT MEETING DATE

The next meeting of the Volunteer Review Committee will be held at 7:00 pm on Tuesday December 7, 2010 at the Agricultural Hall, 465 South Road, Gabriola Island.

Discussion continued about the feasibility of scheduling a meeting of the Volunteer Review Committee before the December meeting, and that was deemed impractical. Kathryn Molloy suggested that members be reminded of the timeline for the work to be done. Notes for this meeting will be distributed to all VRC members as soon as they are ready. John and Kathryn, through the Planner, will request that all VRC members not present tonight review the agenda items for tonight in light of the notes of tonight's meeting, and submit any comments to the LTC via the Planner by November 9 so that they can be summarized for the next LTC meeting, probably on November 15.

Deleted: .

Deleted: and the request to provide comment on the Local Trust Committee referrals before November 9, 2010 will be distributed to Volunteer Review Committee members by email.

11. ADJOURNMENT

The meeting was adjourned by consensus at 9:35 pm.

Recorder

Co-Chair

Co-Chair

Emailed from Kathryn Molloy Wenesday November 3, 2010
VRC meeting – Nov 2, 2010

Regrets: Lisa, Tom, Bill, Michael

Absent: Daniele, Melanie, Sara, June (who has verbally resigned)

Present: John, Kees, Randy, Susan, Kathryn, Adam, Carly

NOTE: Attendance results in no quorum meaning we are unable to take minutes or make any resolutions. We will however, keep notes to be forwarded to members not in attendance.

- Call to Order
- Approval of Agenda – n/a
- Community Input – n/a
- Minutes – n/a
- 5.1: Report from Trustee, Deb Ferens:
 - Quick review of the terms of reference & project scope with update
 - ToR are now adopted
 - Focus on riparian areas, proposed amendments must be compatible with Climate change policies/by-laws developed in response to Bill 27
 - Update on priority areas
 - Timeline & process

5.2: Report from Island Planner

Items 6.2, 6.3 and 6.4 were all on the last LTC meeting agenda. Version of terms was what was adopted **for discussion purposes** at last LTC meeting. OCP & LUB definitions don't align and will be revised in those documents. Nxt LTC Nov 25.

Special meeting to be called to review comments from VRC and prepare for Community Input Meeting second week of Nov.(15th)

Community Input Meeting to be scheduled 3rd week of Nov.

- New Biz
6.2.1-6.2.4 Consensus at table that Affordable Housing def'n from the Gabriola Housing Task Force – it's concise, comprehensive enough to define what we need, will serve us well into the future and it comes from our own housing task force.
If housing is "legal" then it will affect the "adequacy"

Does density include cottages? SFD could be a full home or cottage. Is there a reason why 65 sq. meters is the limit of the cottage? Consensus that Def'n of cottages density is good but discussion of size should be considered further in order to consider affordable and *adequate* housing for families.

Transferring Density- consensus to agree on definition

Family: why does it include part b) not more than five unrelated persons sharing one dwelling unit? How is that related to "family" Why does OCP include a def'n of family? Is it to define who is acceptable to live in a dwelling unit? LUB and OCP are not

consistent on this definition. OCP is policy doc – see less def'n in OCP but more defined in LUB. LUB – Single Family is one or more persons living in a dwelling unit.

Consensus to change to:

Family means an individual or two or more persons related by blood.... sharing one dwelling unit.

6.3 Plan Principles and Context – for review and comment by VRC

“Art and artists are an important part of life on Gabriola” is repeated in last paragraph

Consensus: second one in last statement should be removed.

1.2 Consensus to change last sentence to “The goals of the 1978 OCP “continue to form the basis of the Gabriola Community” (replacing continue to be the goals of the Gabriola Community).

Consensus that social goals to changed to:

Change Goal 6: “to encourage....food security.

ADD: “to support the local economy” as goal 7

Remove “reduce greenhouse gas emissions” from social goals (it’s covered in environmental goals).

6.4 Cycle Path & Bus Policies

Amended Policies - Gabriola OCP Bylaw #166

Recommendations:

- ensure policies include both sides of the road for cycle path

Consensus that this is a welcome addition to the OCP

- Correspondence: dealt with in affordable housing discussion

8. Biz arising from Minutes

8.1 - 8.4 Water doc – Min. of Environment requests info. ASAP

ACTION: John & Kathryn send email to Kaitlin asking her to send revised water doc. to entire VRC with request to get feedback within 2 days

8.5 Eco Footprint Analysis: feel that discussion at VRC meeting was that we discussed the details but not the concept. Consensus that we should have further discussion about the concept to be carried forward on the next agenda with the idea that we may develop a working group.

Next Meeting: Dec 7 - Kathryn & John to remind VRC members of the timelines; i.e. January we will be looking at first draft of OCP – hence the importance of coming to next meeting.

VRC members not present to make comments by email to Planner on LTC referral items in this agenda presented by Nov 9. (look at VRC meeting notes for reference). Planner to forward meeting notes as soon as available to VRC members with request to do this.

4.1.3

Kaitlin Kazmierowski

From: Bill Pope [bill@lawstream.com]
Sent: November-08-10 9:20 AM
To: Kaitlin Kazmierowski; Molloy, Kathryn And Jeff
Subject: Fwd: Response needed by end of day Nov 9
Importance: High
Follow Up Flag: Follow up
Flag Status: Red
Attachments: VRC Agenda Package - November 2, 2010.pdf; ATT00001..htm; GB VRC notes November 2 2010- draft.KK.JP.DOC; ATT00002..htm

Kate and Kathryn:

I don't have a lot of time to deal with this request, but I'll at least offer a couple of comments. In the very unlikely event that I get inspired between now and the end of November 9, I'll add more comments. For now, though, I'll just have a stab at a few things that caught my eye, and leave it at that.

The following seems to mean I won't be able to have my new lady-friend ever expect to be able to live with me here on this island (unless she and I plan to trace our lineage back to Adam and Eve to find out we're related by blood):

There was consensus to amend this definition of family to read: "Family means an individual or two or more persons related by blood Sharing one dwelling unit." Part b of the original definition was dropped as unrelated to the word family. There may be a need to define how many unrelated people can share a dwelling unit, but this should not be done in the definition of family.

I noted that there were notes to that definition, so it's possible it has been changed by now. As it stands, though, and speaking selfishly, I don't like the idea of excluding married couples (or unmarried couples) from any definition of "family". The definition of "family" has been tackled by a lot of lawyers, legislators and judges, and I can appreciate that it is a difficult word to define. Perhaps we should be looking at some other criteria, rather than connections by blood (or semen, for that matter).

Wearing my Chamber of Commerce hat (which is getting kind of dusty, now that I'm moving into my second year as "past president", I have a comment on this:

The Volunteer Review Committee recommended:

- *remove the second reference to "Art and artists are an important part of life..." (last line above section 1.2) because it is redundant.*
- *Section 1.2, second paragraph, insert "from the basis of" to read; "...continue to be from the basis of the goals of the..."*
- *Section 1.2, Social Goals, goal 6; remove comma after "food security" and delete "and to reduce greenhouse gas emission" from the end of the sentence*

- Add Social Goal 7. "To support the local economy."

In this case, my comment is a positive one, as I feel it extremely important to continue with a recognition of business on the island as a key component. I don't in any way want to detract from the "preserve and protect" aspect of this island's continued existence, but I do want to express my concern that we must give people an opportunity to earn a living. Otherwise, young families will continue to leave the island, and we'll move toward becoming a gated seniors' community.

Finally, and perhaps speaking from a position of ignorance (not having been at the meeting, and not being too aware of the problems that might confront the cycle-path project), I have a quick comment on this statement from the VRC notes:

Island Planner Kaitlin Kazmierowski presented an updated draft of the land transportation objectives and policies as amended at the Local Trust Committee October 21, 2010 meeting. The Volunteer Review Committee reviewed the policies and commented that it is a welcome addition to the Official Community Plan. The group recommended that it should be explicitly stated that cycle lanes should be for both sides of a road in policy (h). There was other discussion about cycle path width that would ensure no tree removal.

Having cycle paths on both sides of the road would be great, and leaving trees alone would also be great. I suspect, though, that it will be difficult enough to build paths along one side of the road. I wouldn't want any insistence on "both sides" cycle paths to prevent cycle paths along only one side of the road.

Hugs!

--

Bill

Bill Pope,

1137 North Road, Gabriola Island, B.C. V0R 1X3
Phone: (250) 247-9999 Fax: (250) 247-8000

Begin forwarded message:

From: "Kathryn" <kathryn@molloy.ca>
Date: November 8, 2010 8:08:41 AM PST
To: "John Peirce" <john.w.peirce@gmail.com>, "Kaitlin Kazmierowski" <kkazmierowski@islandstrust.bc.ca>
Cc: "Adam Velsen" <velsen@telus.net>, "Bill Pope" <bill@lawstream.com>, "Carly McMahon" <carly@gabriolaproperty.com>, "Daniele Rudischer" <dorable@gmail.com>, "Lisa Webster-Gibson" <altogetherlisa@yahoo.ca>, "Mike Brown" <mbwine@telus.net>, "Randy Young" <ranyoung@shaw.ca>, "Sara Brockelhurst" <sjbjoat@shaw.ca>, "Susan Yates" <susanemilyyates@gmail.com>, "Tom Kirchmayer" <tom@tomkirchmayer.com>, "Chris Jackson" <cjackson@islandstrust.bc.ca>, <stephen@magneticgraphix.ca>
Subject: Response needed by end of day Nov 9

Hi Everyone,

I've attached 'notes' from our last VRC meeting. They are not official minutes, because we didn't have quorum; however, they do provide some background to the topics that need your input.

Please review the last VRC agenda package (also attached for your convenience) and consider the attached GB VRC notes Nov 2 for further info. **Please send your comments to items 6.2, 6.3 and 6.4 of the agenda package directly to Kaitlin by end of the day tomorrow (Nov 9).**

Thanks so much everyone. Also, it appears that we are now getting some pretty direct and clear guidance from the trust on input for the OCP. Given the timing (first draft by January) it's really important to make the next couple of meetings a priority in your schedule. I know it's a busy time of year, but really hope you will mark your calendar for **Dec 7 – next VRC**.

Cheers and thanks for your quick turnaround on the above agenda items.

Kathryn

From: John Peirce [mailto:john.w.peirce@gmail.com]

Sent: November 7, 2010 6:41 PM

To: Kaitlin Kazmierowski

Cc: Adam Velsen; Bill Pope; Carly McMahon; Daniele Rudischer; Kathryn Molloy; Lisa Webster-Gibson; Mike Brown; Randy Young; Sara Brockelhurst; Susan Yates; Tom Kirchmayer; Chris Jackson; stephen@magneticgraphix.ca

Subject: Urgent - We need your concurrence to forward the Liquid Waste Management Doc to Min. of Env.

To VRC Committee

I only have replies from 3 of 14 on the committee regarding the Septioc part of the water document that we want to forward to the Ministry of Environment. Please have a look at it and email me your concurrence to forward it ASAP! The deadline is now.

John

On Thu, Nov 4, 2010 at 12:43 PM, Kaitlin Kazmierowski

<kkazmierowski@islandstrust.bc.ca> wrote:

Morning all,

I sent this message from the chairs of the VRC out earlier; however, we have been experiencing some difficulties with e-mail and I am just re-sending it to make sure you all get it. The water doc is attached to this message as well. Do let me know if you have any troubles with the attachment.

Thanks,

Kaitlin

To: VRC members

From: Chairs

We were very disappointed to fall well short of a quorum last night. We had regrets for valid reasons from several, but no word at all from many. With the tight timeline that the LTC is operating on it is critical that we all make the VRC a priority for the next several months. Dec. 7 is our next meeting. Please highlight this is your day timers!

Notes from the meeting were taken on feedback that the LTC needs. These notes will be sent out as soon as ready with a request that ALL those VRC members not at last night's meeting review the notes, and review the LTC documents in the Nov 2 agenda package, and forward any comments to the LTC via Kaitlin (cc Kathryn and John please) by Tuesday Nov. 9. If you disagree with any conclusions reached in the notes, please take this opportunity to say so.

Also attached is the final Liquid Waste Management document from our October 5 meeting. Our intention was to have Randy Young forward this to the Ministry of Environment after last night's meeting as input to the revisions of the groundwater legislation. The time line for this is also this week. We need your approval to send this forward. Please review and get back to John (john.w.peirce@gmail.com) with your concurrence (or not) .

Please call or email John with any questions.

John and Kathryn

--

John Peirce, P. Geo.
Gabriola Rep for Rainwater Connection

Namaste Farm
2100 South Road
Gabriola Island, BC V0R1X6
(250)247-8632 Tel./Fax
(250)616-6914 Cell

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4.1.4

Kaitlin Kazmierowski

From: Daniele Rudischer [dorable@gmail.com]
Sent: November-09-10 2:57 PM
To: Kaitlin Kazmierowski
Subject: Re: Response needed by end of day Nov 9

Daniele Rudischer's comments on the 'notes' from the Nov. 2nd meeting-without-quorum.
 (context included for clarity)

Storness-Kress Definition – page 34 agenda package:

“Rental or owned housing that can be acquired with no more than 30% of the gross income of a family or individual whose income is in the lower two income quartiles on Gabriola Island (based on Canada Census information), and Housing that is in reasonable physical condition and is appropriate in terms of size.”

I would recommend that the wording be changed from “lower two income quartiles” to “lowest two income quartiles” and delete “Housing that is in reasonable physical condition and is appropriate in terms of size”. The latter is too ambiguous for the zoning bylaw.

Kees Langereis suggested inserting the word “total” before “number of dwelling units...” in the definition of “**density**”. He also suggested that the term “set out” replace “as outlined”. He also recommended adding a definition: “*Overall density means the total number of dwelling units potentially allowed on Gabriola Island as set out in the Gabriola Island Land Use Bylaw.*”

I recommend that the word “potential” not be included as it is unnecessary and inaccurate. There are a set number of dwelling units allowed (as expressed in the build-out) and these are not capable of being allowed, they are allowed outright. To say “potentially allowed” is inaccurate.

“**Cottage density unit**” was discussed. Members of the Volunteer Review Committee agreed with the definition of “cottage density”, but felt the size limit of 65 sq m needs further discussion in order to meet the objectives of affordable housing for families.

I definitely do not agree with the recommendation to raise the size limit of cottages. Bigger buildings use more materials and labour. They cost a lot more to build and they are worth a lot more. Hence if the cottages are bigger, they will be less affordable.

Discussion continued with “**transferring density**” and Kees Langereis suggested the following rewrite: “Transferring density” means the act of reallocating a density from one lot to another lot without increasing the total number of potential

dwelling units allowable on the island under current bylaws.” There was consensus supporting this amended definition.

I strongly recommend changing the word “allowable” to “allowed” and removing the word “potential” to read “means the act of reallocating a density from one lot to another lot without increasing the number of dwelling units allowed on the island under current bylaws”. Here again the word potential is unnecessary and confusing. Does the suggested addition of 'potential' refer to the potential to allow dwelling units or to the potential for dwelling units that are not here, but are allowed? Not a good addition.

“**Clustering density**” was discussed. Kees Langereis commented that clustering density transfer would be intended to achieve a social goal. Susan Yates noted that having concepts in the Official Community Plan allows for the issue to be discussed at a future time. There was consensus supporting this definition with the word potential added to read “...total number of potential dwelling units.”

Again, recommend the removal of the word potential as unnecessary and confusing. Would suggest “means grouping dwelling units more closely than would otherwise be allowed, without increasing the total number of dwelling units allowed by zoning.”

The Community Context was described by Trustee Ferns as a vision statement. The group questioned this description and suggested that a strong vision statement would still be an appropriate addition.

I agree with Trustee Ferens; I feel that that the community context serves as a vision statement and that no separate vision statement is needed.

- Section 1.2, second paragraph, insert “from the basis of” to read; “...continue to be from the basis of the goals of the...”

This doesn't make any sense. The paragraph would read “The goals of the 1978 OCP continues to be from the basis of the goals of the Gabriola community”. Was this supposed to be “The goals of the 1978 OCP continues to form the basis of the goals of the Gabriola community”?

- Section 1.2, Social Goals, goal 6; remove comma after “food security” and delete “and to reduce greenhouse gas emission” from the end of the sentence

I agree with this change because reducing greenhouse gas emissions is an environmental goal, not a social one.

- Add Social Goal 7. “To support the local economy.”

I don't agree with this addition. It is much too vague. Unless the local economy is defined, it could be interpreted as any commercial and possibly industrial activity.

Randy Young noted the omission of having the final version of the Water Document available for distribution at this meeting. He said that he would have preferred getting endorsement from the Volunteer Review Committee on this document in order to submit the second part of the Water Document, Now separately called the Liquid Waste Management document to the Ministry of Environment before their deadline for consideration in developing provincial groundwater policy. John Peirce suggested that the revised draft be emailed to Volunteer Review Committee members for review and forwarded if a majority of the committee agreed. He stressed that feedback would be required within two days of receipt.

It is my understanding that the Volunteer Review Committee has been formed to make OCP recommendations to the Local Trust Committee on referrals from them. Does the VRC have the authority to make recommendations to other organizations or levels of government? I personally feel that the water report should be sent to the LTC and if they choose to, they'll forward relevant parts to the Ministry. The authors could (and should) send the Liquid Waste Management document to the Ministry under their own names rather than the VRC.

OCP and LUB Review Priority Topic Area: LAND TRANSPORTATION

Oct 21, 2010

DRAFT POLICIES – cycle paths and bus route

GABRIOLA OCP BYLAW # 166

Land Transportation Objectives

1. *To establish a classification system for roads which is in keeping with the rural character of Gabriola;*
2. *To designate scenic/heritage roads which reflect the unique visual and historical qualities of Gabriola;*

Insert new Objective and renumber sequentially

To support alternative transportation initiatives, including, but not limited to, public transit, car stops, neighbourhood zero emission vehicles, car shares, bicycle networks and walking trails that link population to services, reduce dependency on private automobile use and reduce GHG emissions.

3. *To provide a network of bicycle routes and ensure island roads are able to accommodate cycling safely;*
4. *To encourage the provision of public pathways and safe pedestrian access along the Island's main roadways;*
5. *To support the initiation of a practical and efficient public transportation system;*
6. *To oppose any fixed link or bridge to Vancouver Island or ferry connection to the BC Lower Mainland;*
7. *To require that adequate off-street parking be provided, particularly in the vicinity of the BC Ferry terminal at Descanso Bay and in the Village Centre commercial area; and*

8. *To require island roads to be maintained in good repair, but to ensure they are constructed in a manner which respects the natural contours of the landscape and allow for the retention of the natural vegetation cover within the public road right of way.*

Land Transportation Policies

- a) The major road pattern shall be as shown in Figure 4.
- b) Scenic/heritage roads on Gabriola, as agreed to by MOTM and the Islands Trust are shown in Figure 4 and include the following:
 - i) Wharf Road;
 - ii) Berry Point Road, east from Norwich Road to the end at Leboeuf Bay past Clarendon;
 - iii) Coast Road; and
 - iv) Gray Road.
 - v) Martin Road

In addition, the North Road tunnel area should be requested for inclusion as a scenic/heritage road.

- c) So as to maintain the Island's rural character and reduce the amount of cut and filling required related to road construction, Island roads should (to the extent practical) conform to the natural contours of the land.
- d) Where possible, the natural vegetation along side the travelled portion of a public road shall be retained.
- e) New roads, and modifications to existing roads, should not fragment agricultural land or environmentally sensitive areas, such as wetlands.
- f) Roads designated as being of scenic or heritage value [see policy 8.1.b above] shall not be widened except where required as a safety measure and speed limits should be reduced on these roads as a means of increasing safety.

REVISE Policy g) as follows:

- g) ~~In conjunction with MOTH efforts will be made to designate a network of bicycle routes on Gabriola and~~ Provision shall be made for bicycle paths in new developments.
- h) Roads designated as being part of a the bicycle route ~~plan developed in accordance with the agreement with MOTH and the Islands Trust~~ attached to this bylaw as Attachment 1 shall include provision for a paved bicycle path of not less than 1.2 metres (4 feet) and a painted line should be provided on the road surface to delineate a separation between the vehicle and bicycle lane portions of the road surface.

INSERT

Information Note: The *Shared Roadways – Gabriola Island Bicycle Route Plan, dated March 29, 2010*, developed by the Cycle Paths, was used as a guiding document for bicycle land use and transportation planning and implementation.

INSERT THREE NEW POLICIES and change sequential order accordingly

All on-road bicycle paths should be a minimum of 1.2 metres in width and be a

- ~~minimum of 0.6 metres in width, in the following situations only:~~
 - Changes to natural geographic features, such as escarpments, would be required in order to implement the 1.2 metre cycle path.
 - Mature trees would need to be removed in order to implement the 1.2 metre cycle path.

Commercial and multi-family developments should provide structures for the convenient and secure parking and locking of bicycles

The creation of an off-road cycling and pedestrian trail along Gabriola's busiest traffic corridor from South Rd. to Tin Can Alley should be considered when land use decisions, rezonings, subdivisions, road resurfacing or

- ~~other development along this route occurs.~~
- i) Identification signs should be provided along scenic/heritage roads and bicycle routes in the planning area.
- j) Shared private driveways shall be encouraged and subdivision layouts shall be encouraged to allow for the consolidation of points of access to individual parcels from a public road.

k) The development of a bridge or other form of fixed transportation link of any kind connecting Gabriola to Vancouver Island or any other island or the B.C.

Lower Mainland is not supported and is contrary to the provisions of this
l) A suitable location for off-street parking for persons travelling by boat to Mudge Island and leaving their vehicle on Gabriola Island needs to be identified which does not cause unnecessary parked vehicle congestion in the El Verano Drive and Green Wharf areas. In order to resolve this situation, it is

recommended that a committee comprised of representatives from Mudge Island, the El Verano residential area, the Trust Committee and MOTH be established. In conjunction with BC Transit and the Regional District of Nanaimo, the feasibility of providing a limited public transit service on Gabriola should be explored, including undertaking a needs assessment and feasibility study

related to operating a privately or publicly operated mini-bus transit service, including for handicapped persons.

n) The potential public transit bus route for Gabriola Island (Schedule X) should be referred to when considering land use and planning decisions.

Land Transportation and Fire Protection Advocacy Policies

n) The Ministry of Transportation and Highways (MOTH) shall be requested to:
i) consult with the Trust Committee on setting priorities for annual road work

ii) establish ^{programs:} speed limits that are consistent with the island's rural road

iii) enforce ^{systems:} its sign regulations so as to ensure a minimal number of commercial signs are placed along the island's road rights-of-way, in

iv) work with the Trust Committee to provide parking and no-parking ^{keeping with Gabriola's rural atmosphere, and, signage, where appropriate}

o) The Trust Committee recommends that MOTH consider designating additional

p) MOTH, Gabriola Transportation Committee and the Gabriola Volunteer Fire

Department should work together to identify:

i) roads requiring upgrading for fire protection purposes;

ii) locations where the existing road network should be extended or improved road interconnection provided within existing residential subdivisions

(or at the time of new subdivision) so as to increase the ability to

q) On local roads serving less than 6 parcels the MOTH Approving Officer is encouraged to consider relaxing the width of the public road right of way and the width of the travelled surface of the road.

ADD LAND TRANSPORTATION ADVOCACY POLICY

r) Programs to educate cyclists, motorists and pedestrians on road safety issues shall be supported.

14.1.10 – OCP Sections 1.1 and 1.2: Community Context, Plan Principle, and Major Goals

Section 1 – Introduction and Community Goals

1.1 Community Context

Gabriola is part of the traditional territory of the Snuneymuxw First Nation. These Coast Salish people have lived on Gabriola for over 3,000 years and have left more than 100 archeological sites including shell middens, petroglyphs and burial sites. Today the Snuneymuxw First Nation has two reserves on Degnen Bay.

Spanish explorers were the first Europeans to visit Gabriola. In 1791, Captain Narvaez visited the east end of the island and named it “Punta de Gaviola” or Seagull Point. Captains Galiano and Valdes anchored in Descanso Bay in 1792. The first European settlers arrived in the mid-1800s and were primarily homesteaders, loggers and fishers. Two island industries developed – the sandstone quarry at the north end which cut millstones for the pulp mills on the coast and the brickyard which made and exported bricks to Vancouver Island and the mainland.

During the 1920s, small lot subdivision activity began on Gabriola as people from Vancouver wanted land for cottage sites. Uncontrolled land subdivision continued until 1969 when the Provincial Government imposed a “10 acre minimum parcel size” on any island in the Strait of Georgia. In 1974, the *Islands Trust Act* was enacted and in 1977 gave control over land use decisions to locally-elected Island Trustees with the mandate to “preserve and protect” the Trust area.

Since the inception of the Islands Trust, the following individuals have served as Trustees for Gabriola: 1974 to 1976	Bruce Adkins and Kathleen Hiley
1976 to 1978	Terry Hanna and James Tyhurst
1978 to 1980	Nelder Boulton and James Tyhurst
1980 to 1982	Nelder Boulton and James Tyhurst
1982 to 1984	Russell Bates and Graham Sheehan
1984 to 1986	Russell Bates and Graham Sheehan
1986 to 1988	Russell Bates and Susan Yates
1988 to 1990	Jack Sickavish and Susan Yates
1990 to 1993	Joan Best and Jack Sickavish
1993 to 1996	Julian Guntensperger and Susan Yates
1996 to 1999	Gail Lund and Gisele Rudischer
1999 to 2002	Gail Lund and Gisele Rudischer
2002 to 2005	Gisele Rudischer and Sheila Malcolmson

- Deleted:** hunting and fishing
- Deleted:** had seasonal camps
- Deleted:** Nanaimo Indian Band
- Deleted:** Gabriola – a one acre parcel at Indian Point and a small island in
- Deleted:** which was used as a burial site
- Comment:** Could add something about agricultural industry in the early years – museum references
- Deleted:** '
- Deleted:** for the first time
- Comment:** That change to give local control didn't actually happen til '77, and local trustees weren't elected til '78
- Deleted:** making
- Comment:** They were general trustees til '78
- Deleted:** Local

2005 to 2008	Gisele Rudischer and Sheila Malcolmson
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2008 to 2011 Deborah Ferens and Sheila Malcolmson

The Gabriola community is made up of people of diverse ages, incomes, educational background and national origin. Many creative people have made their home here, and arts and artists are an important part of life on Gabriola Island. Small, locally owned and home-based businesses contribute significantly to the character and sustainability of island life. The land and the sea provide bountiful harvests for all inhabitants.

A landscape of forests and fields, sheltered bays and remarkable shorelines shapes the islands' beauty and appeals. The islands provide habitat for an exceptional variety of species – migratory & resident birds, diverse marine and intertidal life, terrestrial wildlife and vegetation.

The islands' distinctive natural setting has drawn generations of peoples to its shores, providing shelter and sustenance and its unique appeal will endure long into the future.

Less than eight percent of Gabriola's land base is in public park use | Gabriola has a fragile island ecosystem which needs to be protected; as such, it is necessary to limit further development.
The Village Centre is the social and business core of the Gabriola community.
Art and artists are an important part of life on Gabriola.

- Comment:** Figure is for GBLTA, from Sept 2010 draft RCP. Need Gabriola Planning Area figures (ie don't include Mudge & DeCourcy Islands)
- Deleted:** one
- Deleted:** Being an island,
- Deleted:** To maintain a balance between land use and environmental considerations
- Deleted:** recognized as
- Deleted:** shall be supported as

1.2 Plan Principle and Major Goals

The fundamental principle of this Plan is to fulfill the aspirations of the Gabriola Island community within the purpose of the Islands Trust referred to in the Islands Trust Act as its "Object": "To preserve and protect the Trust Area and its unique amenities and environment for the benefit of the residents of the trust area and of the Province generally, in co-operation with municipalities, regional districts, improvement districts, other persons and organizations, and the government of the Province".

The goals of the 1978 Official Community Plan continue to be the goals of the Gabriola community.

Environmental Goals

1. *To preserve the unique natural environment of land, water and air and the life it supports.*
2. *To preserve the natural beauty of the Gabriola Island Planning Area and recognize that areas of sensitivity or unique value require special protective measures.*
3. *To encourage the removal of existing sources of pollution and discourage activities or projects inside or outside the Gabriola Island Planning Area, which would reduce the health, quiet, natural and aesthetic values of the Area.*
4. *To encourage only the selective and careful use of renewable natural resources in ways consistent with the goals and policies of the Plan.*

- Deleted:** Local Trust
- Deleted:** Local Trust

- ↓
One further environmental goal was added in 1997:
5. *To encourage good stewardship practices and the voluntary placement of land under protective covenants.*
And another in 2010:
6. To reduce greenhouse gas emissions, and prepare for the impacts of climate change.

- Comment:** Removed E-5 because its theme was covered in the first sentence of this section ("the fundamental principle of this section"), and because "diversities" was hard to understand
- Deleted:** <#> To recognize the provincial and national significance of the unique social and physical diversities of the Local Trust Area. ¶
- Deleted:** To these environmental goals, o

Social Goals

1. To preserve the rural character and atmosphere of the Gabriola Island Planning Area and ensure that the community remains a viable, healthful place in which to live, providing for a variety of lifestyles in harmony with the natural environment.
 2. To ensure that access and opportunity, now and in the future, are provided for the public to enjoy and appreciate the Gabriola Island Planning Area in harmony with the natural environment and existing communities.
 3. To ensure that options for future generations to make land use decisions are not jeopardized.
 4. To encourage gradual and appropriate, rather than rapid, change and growth.
 5. To co-operate and communicate with other government agencies and First Nations, and to involve the public in the decision-making process to fulfill these goals.
- One further social goal was added in 2010:
6. To encourage small scale local food production, to support farmers, food security, and the local economy, and to reduce greenhouse gas emissions

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Deleted: departments, other agencies

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Deleted: as essential

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Deleted: lment of

Comment: There was also helpful input on affordable housing, "continuum of health care", economic opportunities, and the ferry, but I think those are covered in the more general S-1 (and also the ferry covered in S-2).



Islands Trust

Memorandum

Date November 1, 2010 File Number GB/04-1-I (OCP/ LUB review)

To Gabriola Local Trust Committee
For LTC Special Meeting of November 15, 2010

From Kaitlin Kazmierowski
Island Planner

Re Gabriola Island Phase One OCP/ LUB Review- Parks and Protected Areas in the Gabriola Planning Area

At the October 21, 2010 regular business meeting, the Gabriola Island Local Trust Committee (LTC) requested that staff provide percentages of protected areas and areas in Park for the Gabriola Planning Area (i.e. not including Mudge and DeCourcy Islands) versus the entire Gabriola Island Local Trust Area, in order for the Gabriola Planning Area Official Community Plan (OCP) Community Context statement to be updated as part of Phase One of the Official Community Plan (OCP)/ Land Use Bylaw (LUB) review. The information in the table below is excerpted from the draft Islands Trust Fund Regional Conservation Plan 2011-2015. It represents the Gabriola Island Local Trust Area (including Mudge and DeCourcy islands):

- Total Gabriola Island Local Trust Area is 5817.3 hectares
- Parks and protected areas including covenants amount to 518.8 hectares; this represents 8.9% of the Trust Area

Area Conservation Type	Total Area (hectares)	Portion (%) of total Trust Area (5817.3 ha)	Portion (%) of Trust Area's protected areas (518.8 ha)
Conservation Covenant	10.5	0.2	2.02
Ecological Reserve	1.6	< 0.1	0.31
Nature Reserve	64.8	1.1	12.5
Park- Community	297.1	5.1	57.3
Park- Provincial	50.4	0.9	9.71
Park- Regional	94.4	1.6	18.2

The following information was provided by the Islands Trust mapping department and represents the Gabriola Planning Area (including the Flat Top Islands and Entrance Island, but not Mudge or DeCourcy) :

- Total Gabriola Planning is 5352 hectares
- Parks and protected area including covenants amount to 507.5 ha; this represents 9.48% of the Planning Area.

Area Conservation Type	Total Area (hectares)	Portion (%) of total Planning Area (5352 ha)	Portion (%) of Planning Area's protected areas (507.5 ha)
Conservation Covenant	10.44	0.195%	2.06%
Nature Reserve	64.7	1.21%	12.7%
Park- Community (includes 707 lands)	296.9	5.55%	58.5%
Park- Provincial	26.39	0.493%	5.20%
Park- Regional	109.28	2.04%	21.5%

The above is presented for information only, and the LTC may wish to use it to update and inform the OCP Community Context statement.

Respectfully prepared and submitted by:

Kaitlin Kazmierowski,
Island Planner

November 1, 2010

pc Chris Jackson,
Regional Planning Manager



STAFF REPORT

November 10, 2010

File No.: GB/04-1-I (OCP/ LUB review)

To: Gabriola Island Local Trust Committee

Cc: Chris Jackson
Regional Planning Manager

From: Kaitlin Kazmierowski
Island Planner

Re: Preliminary Staff Report: Density transfer limited to density banking of RDN densities as a way to achieve multi-family affordable housing

SUMMARY

At the October 21, 2010 Gabriola Island Local Trust Committee (LTC) regular business meeting, the LTC directed staff to report back on density transfer limited to banking Regional District of Nanaimo (RDN) densities as a way to achieve multi-family affordable housing.

This report not only seeks to serve as a first step in exploring this issue, but in effect, unites aspects of three of the nine priority areas identified by the LTC for Phase One of the Official Community Plan (OCP)/ Land Use Bylaw (LUB) review. These priorities are:

- #3 Affordable Housing- update existing OCP section 2.4 to consider multi-family affordable housing only, outlining considerations for rezoning
- #4 Density transfer/ banking for affordable housing
- #5 Rezoning new RDN parks (including Cox and Coats Marsh) and Islands Trust Fund (ITF) nature reserve

This report will provide necessary background materials, identify planning tools, issues and considerations, and provide some draft policy language for the transfer and banking of available densities from the previous creation of two Regional District of Nanaimo parks for the future creation of multi-family affordable housing on Gabriola Island. This report also builds upon previous staff reports regarding affordable housing and density transfer/ banking presented to the LTC at the June 17 (item 12.1.7 Density Transfer for Affordable Housing Projects) and October 21, 2010 (item 14.1.13 Density Transfer/ Density Banking for Affordable Housing) regular business meetings.

BACKGROUND

RDN Parks

Currently, the two parks that the LTC had identified as possible sources of available densities for holding in a future density bank are Coats Marsh Regional Park and Cox Community Park.

Coats Marsh Regional Park

Coats Marsh Regional Park (CMRP) is co-managed by the RND and The Nature Trust of BC. The 45.7 hectare park is currently zoned Resource (R). The Gabriola Island OCP contains provisions for transferring density from the Resource (R) zone, permitting one (1) residential density to be transferred for every 8.0 hectares donated. This means that CMRP currently contains 5 available densities for transferring to a future density bank. For this to occur, the Gabriola OCP states that the park would require a rezoning from Resource (R) to Resource Conservation (RC). The LTC has expressed a strong desire to initiate this rezoning process in order to capture these densities for banking and future use as multi-family affordable housing. Density transfer is explored further in this report. A map of CMRP from the Gabriola Land Use Bylaw is included below as Figure 1.

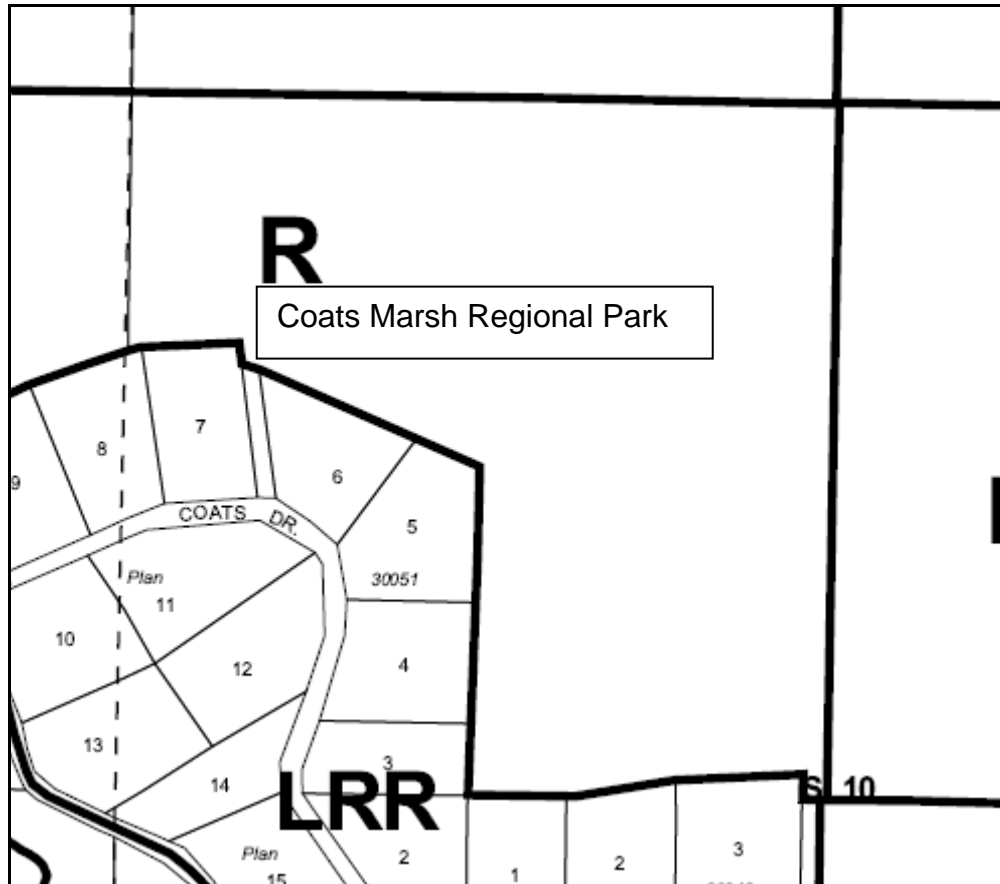


Figure 1: Location of Coats Marsh Regional Park

Cox Community Park

Cox Community Park is an RDN Park adjacent to Descanso Bay Regional Park and Campground. A portion of the park is currently zoned Resources (R) and is approximately 31.27 hectares in size. According to OCP provisions, this area translates to 3 potential densities. Again, the LTC has expressed a strong desire to rezone this area from Resource (R) in order to ensure that potential densities are not lost. Figure 2 is a location map of Cox Community Park from the Gabriola Land Use Bylaw. Figure 3 was created by Islands Trust mapping, and depicts the size of the Resource (R) zoned portion of the park. It should be noted that the 10.94 hectare area in Figure 3 is zoned Agriculture (AG). The LTC may wish to explore density transfer of the 1 (one) additional density associated with this portion of the park at a later date.

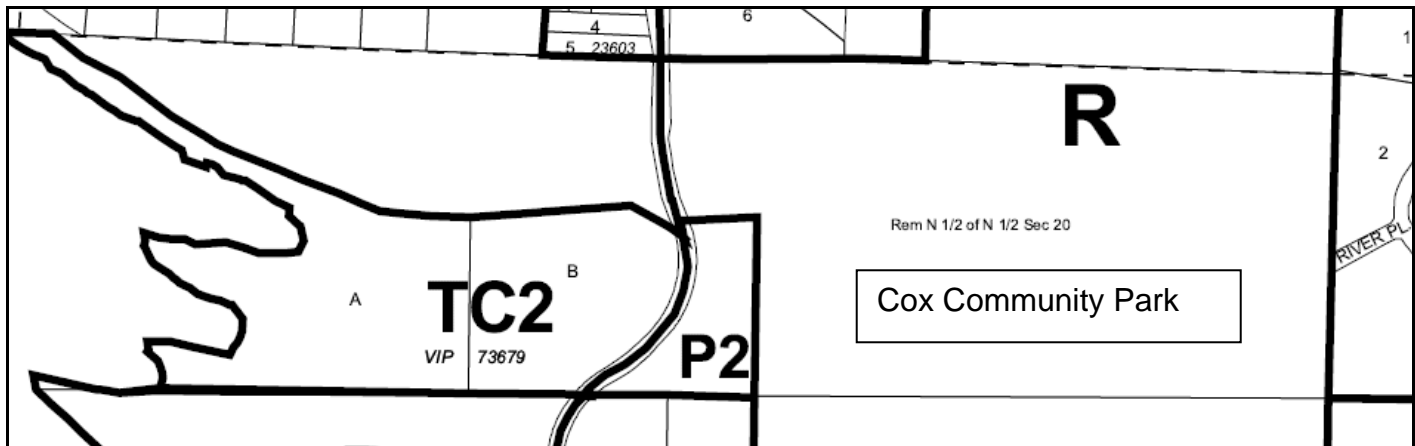


Figure 2: Cox Community Park

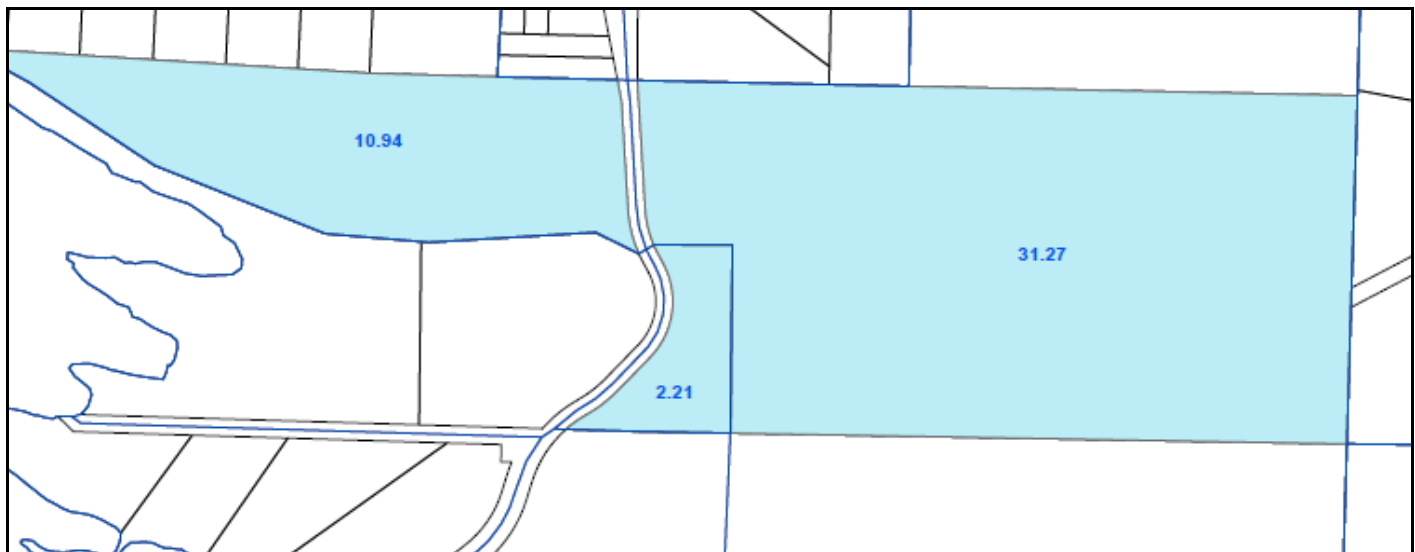


Figure 3: Different areas of various zones within Cox Community Park

It should be noted that upon review of RDN information and earlier staff reports, there have been several attempts in the past to transfer the residential densities from both these parks. Further communication with the RDN regarding density transfer, common goals and the future applications of available densities is recommended as part of the OCP/ LUB review process.

Multi-family Affordable Housing

Sections 2.4 and 2.5 of the Gabriola OCP clearly state that there is no provision for multi-family affordable housing (i.e. apartments, townhouses) in the Gabriola Local Planning Area. Provisions for Special Needs and Seniors Multi-family Affordable Housing are outlined in Section 2.4, and those for Single-family Affordable Housing in Section 2.5.

Currently, Special Needs and Seniors Multi-family housing is achieved through LUB zoning provisions (SSN- Seniors and Special Needs) and OCP provisions which guide density, size, access and include guidance for housing agreement requirements. In addition, DP 8 (Special Needs and Seniors Multi-family Housing Development Permit Area) provides further guidance on form and character of this type of multi-family affordable housing.

Current OCP provisions for Single-family Affordable Housing are sparse. There is one policy in the OCP that pertains to this type of affordable housing. This recognizes an accessory cottage limited to a size of 65 m² (700 square feet) on parcels greater than 2.0 hectares (4.94 acres) as the means of providing for affordable housing in a rural low-density context. Cottages are permitted in the following zones as outlined in the Gabriola LUB:

- Small Rural Residential (SRR)
- Large Rural Residential (LRR)
- Agriculture (AG)
- Forestry (F)
- Resource (R)
- Resource Residential 1 (RR1)

Current provisions for affordable single-family housing may fall short in terms of adequate space for families. Due to the fact that cottages are permitted in a variety of zones, current provisions do not speak to the encouragement of affordable housing in close proximity to services. This is something the LTC may wish to encourage in future multi and single-family affordable housing policy. In addition, the LTC may wish to consider the banking of cottage densities for affordable housing purposes at a future date.

Density Transfer & Density Banking

Current OCP provisions for density transfer pertain solely to certain specified “donor” and “receiver” parcels, determined by zoning and subsequent rezoning. Both RDN park areas are currently zoned Resource (R) and therefore are considered as density “donor” parcels in the Gabriola OCP. Should a density transfer take place, these “donor” parcels would require rezoning to the Resource Conservation (RC) zone. The parcels on the receiving end of such a transfer (“receiver” parcels) must also be zoned Resource (R) and would require a rezoning to Resource Residential.

The rezoning of the RDN parks from Resource (R) to Resource Conservation (RC) in order to make the previously mentioned eight densities available for transfer to a density bank would require an OCP amendment, as current provisions require a specified “receiver” parcel rather than a holding area for future use.

Several islands in the Trust have density banking provisions in their OCPs, with Denman Island’s OCP specifying affordable housing as a permitted use of banked densities. Denman Island’s density banking provisions, including an example of what a density bank record can

look like within an OCP are included in attachment A. The Saturna Island OCP also contains provisions for density banking; however, these pertain to “community amenities” including environmental and heritage site protection, community forests and parks. Affordable housing is not a specified use within Saturna’s density banking guidelines; however, these are included as attachment B for reference.

STAFF COMMENT

Rezoning of RDN Parks: It is within the LTC’s discretion to rezone the currently zoned Resource lands on which the RDN Parks are located, if it wishes to capture available densities for future use elsewhere on Gabriola Island. It is suggested that this matter be discussed with the RDN, especially since it is possible that the RDN could use available densities to leverage additional RDN park land, or sell them for similar purposes. The LTC may wish to direct staff to look further into why past attempts at density transfer did not proceed, and to communicate with RDN staff regarding this matter.

Density Banking: There is currently no mechanism for formal density banking in British Columbia. Including a density bank specifically for the densities transferred from the rezoning of the aforementioned RDN Parks would therefore require an amendment in the OCP. This amendment should outline exactly where the transferred densities originated, how many there are, and by what process they were made available. In addition, since the LTC has expressed a desire to bank those densities for future multi-family affordable housing, reference to this type of housing should also be made in the OCP, above and beyond what is currently in place. The LTC may also wish to include a statement in the OCP regarding the fact that the banking of density for future use will not result in an overall increase in density on Gabriola Island.

DRAFT POLICIES

This planning topic is very dynamic; it is one which touches several areas of the OCP and may require some communication between the Gabriola Island LTC and the RDN.

Staff recommends that draft policies pertaining to multi-family affordable housing be located in section 2.6 Multi-family Affordable Housing with the following section Home Occupational Use renumbered accordingly as 2.7.

Staff further recommends that policies pertaining to the transfer of RDN densities to a density bank, as well as policies relating to density banking for multi-family affordable housing be inserted into Section 5.1- Resource, possibly as an amendment to policy “C”. The LTC may also wish to insert a new criteria for density transfer 5.1e(iii) within the currently listed criteria. The LTC may also wish to create an additional subsection 5.1.1 as the specific location in the OCP in which the density bank policies will be housed, and where amendments will occur as densities are added to and transferred from the density bank. The draft policy options and suggestions are included below.

Draft Policy Options:

2.6 Multi-family Affordable Housing

Draft Objectives:

- 1) To provide opportunities for the creation of a variety of affordable rental and private multi-family housing in a manner which responds adequately to the needs of Gabriolans;
- 2) To integrate and provide for affordable rental and private multi-family housing in appropriate locations where services are most accessible; and
- 3) To support the use of banked densities from the rezoning of the Regional District of Nanaimo Parks (as described in section 5.1.1 “Density Bank”) for the creation of affordable rental and private multi-family housing.

Draft Policies

- 1) The Local Trust Committee should work to establish and support a density bank via the rezoning of Regional District of Nanaimo Parks from Resource (R) to Resource Conservation (RC) as outlined in subsection 5.1.1 of this Plan.
- 2) All rezoning applications for affordable housing projects should include evidence of:
 - Need for housing
 - An adequate water supply for potability and water protection
 - Means of sewage disposal
 - Energy and water efficient building design
 - Not degrading a sensitive ecosystem
 - Not being sited in an area subject to hazardous conditions
 - Provisions for areas for allotment or community gardening

5.1 Resource

Draft insertion 5.1(c)

The retention of lands in the Resource zone in large land holdings so as to protect significant environmental features (including marshlands), archeological sites and forested areas and maintain the area’s rural character is supported. Provision is made for 8.0 hectare (19.76 acre) residential density being transferred from one parcel in the Resource zone to another parcel in the Resource zone. Provision is made for the transfer of eight (8) densities resulting from the rezoning of the Regional District of Nanaimo Parks identified in 5.1.1 to a density bank for the achievement of multi-family affordable housing.

Draft 5.1.e(iii): In the case where Regional District of Nanaimo Parks as outlined in 5.1.1 are rezoned, their residential densities will be transferred to a density bank for the purpose of creating multi-family affordable housing without any net increase to potential density on Gabriola Island.

5.1.1 Density Bank

In this Plan, density banking refers to a process wherein unused residential densities are held by the Local Trust Committee for an unlimited time and for a specified purpose. Donation of one or more densities takes place through a successful bylaw amendment application that records the densities in the table below. Utilisation of one or more densities requires a similar amending bylaw.

Eligible Donors and Recipients

Draft Policy 1 The Local Trust Committee may add unused residential densities to the Density Bank:

- from a rezoning application that removes eight (8) residential densities from the following Regional District of Nanaimo Parks: Cox Community Park identified as The North ½ of the North ½ of Section 20, Gabriola Island, Nanaimo District except parts in Plans 42874 and VIP 73679; and Coats Marsh Regional Park identified as the North West ¼ of Section 10, Gabriola island, Nanaimo District, except those parts in Plans 29152, 30043 and 30051.

Draft Policy 2 The Local Trust Committee will consider applications for transfer of banked densities providing the land receiving the densities will be used for affordable multi-family housing and a suitable mechanism is in place ensuring this use is maintained over time.

Residential Density Bank Authorising Bylaw	Date Added to or transferred from the Bank	Legal Description	Number of residential dwelling units added or deleted	Cumulative Total of residential dwelling units in the bank
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RECOMMENDATIONS & NEXT STEPS

THAT the Gabriola island Local Trust Committee direct staff to include draft policy options in a draft bylaw for discussion and comment at the scheduled November 22, 2010 Community Information meeting.

Prepared and Submitted by:

Kaitlin Kazmierowski

November 10, 2010

Kaitlin Kazmierowski
Island Planner

Date

Concurred in by:

David Marlor, MCIP

November 10, 2010

David Marlor
Regional Planning Manager
(Southern Team)

Date

**Attachment A
Denman Island OCP No. 185, 2008
Density Banking Provisions**

APPENDIX D

DENSITY BANKING

In this Plan, density banking refers to a process wherein unused residential densities are held by the Local Trust Committee for an unlimited time and for a specified purpose. Donation of one or more densities takes place through a successful bylaw amendment application that records the densities in this Appendix. Utilisation of one or more densities requires a similar amending bylaw.

Eligible Donors and Recipients

- Policy 1 The Local Trust Committee may add unused residential densities to the Density Bank:
- from a rezoning application that removes residential density from lots that have subdivision potential, provided the lot retains at least one residential density;
 - from an application to donate land to a conservation agency or organisation for conservation purposes or dedicated as park; and
 - from a Local Trust Committee initiated zoning amendment that results in unused residential densities.
- Policy 2 The Local Trust Committee may consider applications for transfer of banked densities providing the land receiving the densities will be used for affordable housing and a suitable mechanism is in place ensuring this use is maintained over time.

Guidelines for Residential Density Banking

- Guideline 1 Residential densities resulting from a rezoning pursuant to Policy 1 of this Appendix, will be added to the Residential Density Bank (below) by an amendment to the Official Community Plan.
- Guideline 2 Residential densities from the Residential Density Bank (below) that are transferred pursuant to Policy 2 of this Appendix will be deleted from the Residential Density Bank below by an amendment to the Official Community Plan.
- Guideline 3 Residential densities listed in the Residential Density Bank (below) are residential dwelling units as defined by the Land Use Bylaw.
- Guideline 4 Calculation of the number of residential densities will be based on the area of the protected parcel divided by the minimum average lot size for the zone in which the protected parcel is located (in the absence of a minimum average lot size, the minimum lot size shall be used).

INFORMATION NOTE: Under the Land Use Bylaw, residential density is rounded down in the event of a fraction. For example, if the minimum average lot size is 2.0 hectares, a parcel of 8.5 hectares would be permitted 4 residential densities (8.5 divided by 2 equals 4.25, which rounds down to 4). Rounding up in the guideline above will result in no loss or gain of residential densities. For example, on the 8.5 hectare lot above, if 0.5 hectares is donated or sold, no additional density shall be given as the remaining 8.0 hectares still has a potential of 4 residential dwellings. On the other hand, if 0.6 hectares is donated or sold, one additional density will be given as the remaining 7.9 hectares would only have potential for 3 residential dwellings.

- Guideline 5 In the event the above calculation results in a fraction, the number may be rounded up to the nearest whole number provided that by rounding the number up there is no net increase in residential density on the parent parcel.
- Guideline 6 Applications that affect land in the Agricultural Land Reserve will be subject to the approval of the Agricultural Land Commission.
- Guideline 7 Where the protected parcel is intended for conservation, the transfer of residential densities to the Residential Density Bank is conditional on the conservation organization agreeing to accept the protected parcel and the Local Trust Committee considering the protected parcel suitable for conservation purposes.
- Guideline 8 Where the protected parcel is intended as park, the transfer of residential densities to the Residential Density Bank is conditional on the relevant government agency agreeing to accept the protected parcel for a park and the Local Trust Committee considering the protected parcel suitable for park purposes.

Residential Density Bank Authorising Bylaw	Date Added to or transferred from the Bank	Legal Description	Number of residential dwelling units added or deleted	Cumulative Total of residential dwelling units in the bank
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Attachment B
Saturna Island OCP No. 70, 2001
Community Amenity Density Reserve

SCHEDULE “E”

APPENDIX A

Community Amenity Density Reserve

The Community Amenity Density Reserve (CADR) represents and is to account for subdivision and residential building capacity removed from lots through rezoning. When subdivision or residential density is removed, that density is to be placed in a pool of unallocated density, which in the future may be drawn from and granted to a lot in exchange for community amenities. The following requirements shall be met when implementing this provision:

- a) The amount of density to be added to the CADR pool from the voluntary down-zoning of privately held lots shall not exceed 100% of the density removed;
- b) No increased density shall be granted to a lot through amenity zoning except in accordance with these policies regarding the CADR;
- c) No density can be transferred off Park land or Crown Land;
- d) No increase in density shall be granted to a lot unless sufficient density to cover the grant is available in the CADR;
- e) Community amenities should include land dedication for public purposes, environmental protection, heritage site protection, community forests, parks, or heritage areas;
- f) Density increases shall not be permitted in the Wilderness, Heritage Forest, or Watershed land use designations;
- g) Density increases shall not be permitted on parcels that are less than 4.05 hectares (10 acres) or that has a covenant against further subdivision;
- h) Private land that donates density must be down-zoned and covenanted to reduce its maximum subdivision and residential building capacity by the amount of density transferred to the CADR;
- i) All land that receives density from the CADR shall be rezoned to permit the added density as determined by the Trust Committee and that density shall not exceed the density of the parent lot plus the density granted from the CADR; and
- j) Zones that have had density allocated to or from the CADR shall be noted in both the text and maps of regulatory bylaws.

ATTACHMENT



A Guide to Frequently Used
Phrases, Terms and Acronyms
Gabriola Island Official Community Plan
and Land Use Bylaw Review

Density means the number of single family dwelling units allowed on a lot based on the zoning and the lot size as outlined in the Gabriola Island Land Use Bylaw. For example, one density is allowed on lots under two hectares in Small Rural Residential Zone.

Cottage Density Unit means a single cottage dwelling with a maximum size of 699 sq. ft. where permitted by zoning. For example, a two hectare Large Rural Residential lot is allowed one home and one cottage.

Transferring Density means the act of reallocating density from one parcel of land to another, without increasing the island's total number of dwelling units. Note: this is presently allowed for the purposes of protecting large parcels for wilderness recreation and/or conservation, and the community might also consider it for the provision of affordable housing.

Clustering Density means grouping dwelling units more closely than would otherwise be allowed, without increasing the island's total number of dwelling units. Note: the community might consider this for affordable housing or reducing future greenhouse gas emissions.

Affordable Housing means rental or owned housing that can be acquired with no more than 30% of the gross household income of families or individuals in the lower two income quartiles on Gabriola Island.

Family (current OCP definition) means a) two or more persons related by blood, marriage, adoption or foster parenthood sharing one dwelling unit; or
b) not more than five unrelated persons sharing one dwelling unit

Contact Information

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