



Executive Committee Revised Agenda

Date: Wednesday, September 9, 2026

Time: 10:00 a.m.

Location: Electronic Meeting, and a physical location to view the livestream of the meeting:
Islands Trust Victoria Office
#200 - 1627 Fort Street
Victoria, BC V8R 1H8

	Pages
1. CALL TO ORDER	
2. TERRITORIAL ACKNOWLEDGEMENT	
3. APPROVAL OF AGENDA	
3.1 Introduction of New Items	
3.2 Approval of Agenda	
3.2.1 Agenda Context Notes - None	
4. RISE AND REPORT DECISIONS FROM PREVIOUSLY CLOSED MEETING	
Chair Patrick to report that at the last in-camera meeting the Executive Committee adopted the July 29, 2026 in-camera meeting minutes.	
5. ADOPTION OF MINUTES	
For review and approval.	
5.1 Draft Executive Committee Meeting Minutes of August 26, 2026	
Late item.	
6. FOLLOW UP ACTION LIST AND UPDATES	
6.1 Follow Up Action List/Director/CAO Updates	5 - 10
6.2 Local Trust Committee Chair Updates and Reports on Local Advocacy Topics	
6.3 Islands Trust Conservancy Liaison Update	
7. BYLAWS FOR APPROVAL CONSIDERATION - None	

8. TRUST COUNCIL MEETING PREPARATION

All items under this heading are for review and forwarding to the September Islands Trust Council Quarterly Meeting agenda.

8.1 Executive

- | | | |
|-------|---|---------|
| 8.1.1 | Cancel October 7, 2026 Islands Trust Council Committee of the Whole Meeting | 11 - 11 |
|-------|---|---------|

8.2 Trust Area Services

- | | | |
|-------|---|---------|
| 8.2.1 | Chair Letter re New Regulation Encouraging More Food Processing in Agricultural Land Reserve (ALR) - Request for Decision | 12 - 18 |
| 8.2.2 | Allocation of Provincial Grant for Engagement with First Nations - Request for Decision | 19 - 22 |

8.3 Planning Services

8.4 Financial and Employee Services

8.5 Legislative and Information Services

8.6 Trustee Sponsored RFDs

- | | | |
|-------|---|---------|
| 8.6.1 | Trust Council Endorsement of Elbows Up For Climate Joint Statement - Request for Decision | 23 - 26 |
| | Trustee Gedye | |

8.7 September Islands Trust Council Delegation Applications

- | | | |
|-------|--|---------|
| 8.7.1 | Georgia Straight Alliance | 27 - 28 |
| 8.7.2 | <i>Raincoast Conservation Foundation</i> | 29 - 45 |

9. COMMITTEE OF THE WHOLE MEETING PREPARATION - None

9.1 Executive

9.2 Trust Area Services

9.3 Planning Services

9.4 Financial and Employee Services

9.5 Legislative and Information Services

10. EXECUTIVE COMMITTEE PROJECTS

10.1 Trust Council Initiated

- | | |
|--------|---------------------|
| 10.1.1 | Executive |
| 10.1.2 | Trust Area Services |

	10.1.2.1	Executive Committee 2027/28 Program Budget Requests – Secretariat Services - Request for Decision	46 - 48
		THAT Executive Committee add to its list of requests to Financial Planning Committee for inclusion draft 2027/28 budget:	
		1. \$12,000 for Secretariat Services	
	10.1.3	Planning Services	
	10.1.4	Financial and Employee Services	
		10.1.4.1	49 - 55
		Forecasted Over-expenditure for 2026/27 Trust Council Meeting Expense Budget Line - Briefing	
	10.1.5	Legislative and Information Services	
10.2		Executive Committee Initiated	
	10.2.1	Executive	
	10.2.2	Trust Area Services	
	10.2.3	Planning Services	
	10.2.4	Financial and Employee Services	
	10.2.5	Legislative and Information Services	
11.		NEW BUSINESS	
	11.1	Executive/Trust Council	
	11.2	Trust Area Services	
	11.3	Planning Services	
	11.4	Financial and Employee Services	
	11.5	Legislative and Information Services	
12.		CORRESPONDENCE (for information unless raised for action)	
	12.1	2026-08-22 J Gainor - Bill 15	56 - 56
		For review and consideration of forwarding to Islands Trust Council.	
	12.2	2026-08-29 View Royal Climate Coalition (VRCC) - Advancing the Density Without Demolition Framework – The Qualicum Beach Precedent	57 - 94
13.		WORK PROGRAM	
	13.1	Review and amendment of current work program	95 - 98

14. NEXT MEETING

The next Executive Committee meeting is scheduled to be held electronically on Wednesday, September 23rd at 9:15 a.m.

15. CLOSED MEETING (If needed)

16. ADJOURNMENT

Follow Up Action Report

Executive Committee

Chief Administrative Officer

Progress	Activity	Responsibility	Dates	Status
75%	1 Explore future education/workshop sessions on decision-making to benefit trustees. Deferred to next council term per decision of EC Feb 25, 2026.	Rueben Bronee	Meeting: 24-May-2023 Target: 13-Mar-2026	In Progress
0%	2 Staff to prepare options to revise the current Islands Trust Council meeting scheduling format, to the December 2026 Islands Trust Council Meeting.	Rueben Bronee	Meeting: 29-Jul-2026 Target: 17-Nov-2026	In Progress
0%	3 Staff to inform Islands Trust Council that Executive Committee recommend Islands Trust Council direct staff to conduct an in-depth review of costing and potential long-term resourcing that is informed by meaningful input from First Nations to inform an advocacy strategy to support discussions with senior levels of government with regards to resourcing for Indigenous relations to advance the Islands Trust mandate.	Rueben Bronee	Meeting: 29-Jul-2026 Target: 08-Dec-2026	In Progress
100%	4 Staff to forward Executive Committee's 2027/28 operating budget recommendations to Financial Planning Committee.	Rueben Bronee	Meeting: 26-Aug-2026 Target: 28-Aug-2026	Completed
100%	5 Staff to forward correspondence items 13.6.1 through 13.6.23 to Islands Trust Council as an appendix to their September meeting agenda.	Rueben Bronee	Meeting: 26-Aug-2026 Target: 28-Aug-2026	Completed
100%	6 Staff to forward the following agenda items to Islands Trust Council: ·13.1 2026-07-28 J Gedye - Committee of the Whole Quorum ·14.1 Executive Committee Work Program Report	Rueben Bronee	Meeting: 26-Aug-2026 Target: 28-Aug-2026	Completed
100%	7 Staff to complete all the necessary tasks to change the start time of the November 14, 2026 Executive Committee regular meeting to 3:30 p.m.	Rueben Bronee	Meeting: 26-Aug-2026 Target: 28-Aug-2026	Completed

Follow Up Action Report

Executive Committee

Chief Administrative Officer

Progress	Activity	Responsibility	Dates	Status
100%	8 Staff to forward all applicable items under Item 9 Trust Council Meeting Preparation as directed by the Executive Committee to the Islands Trust Council September Quarterly Meeting agenda.	Rueben Bronee	Meeting: 26-Aug-2026 Target: 28-Aug-2026	Completed

Director Legislative Services and Information Services

Progress	Activity	Responsibility	Dates	Status
0%	1 Investigate options for policies or policy updates for formal opportunities for First Nations presentations and engagement at Trust Council meetings. DEFERRED: Not yet started. Trust Council December 2025 resolution to not start new work this term.	David Marlor	Meeting: 07-Oct-2021 Target: 08-Jun-2027	In Progress
50%	2 Staff to prepare a primer on principles of the meeting assembly based on the guidelines from the training session May 19, 2022 along with clarification on points of order.	David Marlor	Meeting: 15-Jan-2025 Target: 12-Nov-2026	In Progress
0%	3 Staff to draft options for an updated version of Policy 6.12.2 UBCM/AVICC MEMBERSHIP AND RESOLUTIONS. This will be undertaken as part of the Governance Committee on-going project to review and update TC policies.	David Marlor	Meeting: 17-Jun-2025 Target: 08-Mar-2027	In Progress
0%	4 Staff to undertake work to ensure that local trust committee agendas conform to Islands Trust Council Meeting Procedures Bylaw No. 101.	David Marlor	Meeting: 06-May-2026 Target: 15-Dec-2026	In Progress

Follow Up Action Report

Executive Committee

Director of Planning Services

Progress	Activity	Responsibility	Dates	Status
100%	1 Staff to inform Bowen Island Municipality planning staff that Executive Committee advise Bowen Island Municipality that Bylaw No. 723 cited as "Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw No. 723, 2026" is not contrary to or at variance with the Islands Trust Policy Statement.	Stefan Cermak	Meeting: 26-Aug-2026 Target: 27-Aug-2026	Completed

Follow Up Action Report

Executive Committee

Director of Planning Services

Progress	Activity	Responsibility	Dates	Status
100%	2 Staff to advise Bowen Island Municipality planning staff: that Executive Committee advise Bowen Island Municipality that Bylaw No. 726 cited as "Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw No. 726, 2026" may be contrary to, or at variance with, the following policies of the Islands Trust Policy Statement: - o 4.1.5 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address the preservation, protection, and encouragement of farming, the sustainability of farming, and the relationship of farming to other land uses. - o 5.7.2 Local Trust Committees and Island Municipalities shall, in their official community plans and regulatory bylaws, address economic opportunities that are compatible with conservation of resources and protection of community character. AND that Executive Committee advise Bowen Island Municipality that Bylaw No. 726, cited as "Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw No. 726, 2026" may be reassessed for consistency with the Islands Trust Policy Statement by providing the following information: - o Clarification of how the cidery definition is consistent with the agricultural use of the land and Rural Residential land designation. AND that Executive Committee advise Bowen Island Municipality that Bylaw No. 726, cited as "Bowen Island Municipality Land Use Bylaw No. 57, 2002, Amendment Bylaw No. 726, 2026" may be reassessed for consistency with the Islands Trust Policy Statement policy: 4.4.3 Local Trust Committees and Island Municipalities shall, in their	Stefan Cermak	Meeting: 26-Aug-2026 Target: 27-Aug-2026	Completed

Follow Up Action Report

Executive Committee

Director of Planning Services

Progress	Activity	Responsibility	Dates	Status
	official community plans and regulatory bylaws, address measures that ensure water use is not to the detriment of in-stream uses by providing the following information: - Confirmation that the Hydrogeologist Report completed in 2021 considered the total supply of freshwater and cumulative impact on the surrounding area, in addition to the quality of water intended for use at the Cidery, and that the methods to ensure that the surface water license (for irrigation of the orchard) and the supply from the existing well will not impact other users and the watershed.			

Director, Financial and Employee Services

Progress	Activity	Responsibility	Dates	Status
60%	1 Staff to add to a future EC agenda: Honoraria for Indigenous elders providing welcomes or presentations at local trust committee meetings.	Derek Cockburn	Meeting: 20-Dec-2023 Target: 15-Feb-2027	In Progress

Follow Up Action Report

Executive Committee

Director, Trust Area Services

Progress	Activity	Responsibility	Dates	Status
15%	1 Staff to develop a protocol agreement in cooperation with Snuneymuxw First Nation for Trust Council's consideration. ON HOLD at request of Snuneymuxw First Nation.	Clare Frater	Meeting: 05-Jun-2024 Target: 31-Mar-2027	In Progress
10%	2 Staff to develop protocol agreements in cooperation with Quw'utsun (Cowichan) Nations for Trust Council's consideration. (ON HOLD)	Clare Frater	Meeting: 24-Jul-2024 Target: 31-Mar-2027	In Progress
51%	3 Staff to cooperate with Tsartlip First Nation and Tseycum First Nation via the W_SÁNEC Leadership Council Society, to develop an agreement for Trust Council consideration.	Clare Frater Joe Elliott	Meeting: 14-May-2025 Target: 24-Feb-2027	In Progress
87%	4 Staff to develop a protocol agreement in cooperation with Tsawout First Nation for Trust Council's consideration.	Clare Frater Joe Elliott	Meeting: 14-May-2025 Target: 24-Feb-2027	In Progress
100%	5 Staff to remove Items 4 and 5 of the Director of Trust Area Services Follow Up Action List.	Clare Frater	Meeting: 26-Aug-2026 Target: 26-Aug-2026	Completed

Senior Indigenous Relations Advisor

Progress	Activity	Responsibility	Dates	Status
51%	1 Staff to cooperate with Tsartlip First Nation and Tseycum First Nation via the W_SÁNEC Leadership Council Society, to develop an agreement for Trust Council consideration.	Clare Frater Joe Elliott	Meeting: 14-May-2025 Target: 24-Feb-2027	In Progress
87%	2 Staff to develop a protocol agreement in cooperation with Tsawout First Nation for Trust Council's consideration.	Clare Frater Joe Elliott	Meeting: 14-May-2025 Target: 24-Feb-2027	In Progress

Agenda No.	From	Context Notes
TC Agenda Item 21	Executive Coordinator	As part of the annual 2026/27 meeting scheduling process a Committee of the Whole meeting was scheduled five weeks prior to the November Islands Trust Council meeting to allow for the opportunity for staff to bring forward any substantive or significant items that would warrant Islands Trust Council discussion before the official Islands Trust Council November meeting. At this time, staff recommend cancelling the meeting as there are no substantive or significant items to raise with the current Islands Trust Council prior to the November meeting. THAT Islands Trust Council request staff to cancel the October 7, 2026 Committee of the Whole meeting.

REQUEST FOR DECISION

To: Trust Council **For the Meeting of:** September 9, 2026
From: Clare Frater **Date Prepared:** September 2, 2026
SUBJECT: Chair letter re New regulation encouraging more food processing in ALR

RECOMMENDATION: That Trust Council request the Chair to write to the Minister of Agriculture and Food echoing UBCM's concerns with a proposed new regulation encouraging more food processing on Agricultural Land Reserve lands with Class 5-7 soils.

CHIEF ADMINISTRATIVE OFFICER COMMENTS: Requesting the Chair to write to echo UBCM's concerns with a new regulation encouraging more food processing on Agricultural Land Reserve lands with Class 5-7 soils is consistent with Trust Council's [Policy Statement](#) commitments 4.1.1 through 4.1.3.

1 PURPOSE: To request a Trust Council decision regarding advocacy about a new regulation that would allow more food processing on Agricultural Land Reserve lands with Class 5-7 soils.

2 BACKGROUND:

The Ministry of Agriculture and Food has proposed a new regulation to encourage more [food processing](#) in the Agricultural Land Reserve on land that is not well suited for primary production.

The new rule would allow areas of Class 5-7 soil in the ALR to host processing operations, provided at least 5% of the food being processed is grown or raised in BC.

This is a change from the current policy which allows food processing operations on ALR lands with any soil quality provided 50% of the crops come from the farm (or a fellow co-op member).

The UBCM has prepared a [response](#) to the Ministry's Discussion Paper in which they have focussed on two key pieces: 1) Ensuring local governments retain the ability to prohibit and/or further regulate land use in the ALR; and 2) Recognizing the significant challenge of further demands for enforcement, either at the local/regional level or by the Agricultural Land Commission (ALC).

Given that there could be instances where a combination of adjacent uses, the capacity of existing infrastructure and other factors like the availability of water could make a parcel unsuitable for processing and the fact that the Islands Trust Area has Class 5-7 soils on many islands including Lasqueti, South Pender and Salt Spring that are in the ALR, staff are

recommending that the Trust Council chair write to the Minister of Agriculture and Food echoing UBCM's two concerns (noted above) with this new regulation.

The deadline for response to AF.Minister@gov.bc.ca is September 18, 2026.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: One day of staff time to write, review and send the letter and cc's of the letter. This will not cause significant delay of other initiatives.

FINANCIAL: None

POLICY: None.

IMPLEMENTATION/COMMUNICATIONS: Staff will draft a letter for the Chair's review. The letter will be cc'd to relevant Ministers, Trust Area MLAs, Bowen Island Municipality, and Islands Trust Council. The letter will be posted to the Islands Trust website and featured in a future Islands Trust newsletter.

FIRST NATIONS RELATIONS: None.

OTHER: None.

4 RELEVANT POLICY(S): [Advocacy Policy 6.10.3](#)

5 ATTACHMENT(S):

- August 26, 2026 Union of BC Municipalities notice re Food processing in the ALR: local government perspective
- August 18, 2026 BC Government News Release re Encouraging food processing in the ALR

RESPONSE OPTIONS

Recommendation: That Trust Council request the Chair to write to the Minister of Agriculture and Food echoing UBCM's concerns with a proposed new regulation encouraging more food processing on Agricultural Land Reserve lands with Class 5-7 soils.

Alternative: That Trust Council take no action.

Prepared By: Clare Frater, Director, Trust Area Services

Reviewed By/Date: Rueben Bronee, CAO, September 2, 2026



Food processing in the ALR: local government perspective

Publishing Date: August 26, 2026

The Ministry of Agriculture and Food has proposed a new regulation to encourage more **food processing** in the Agricultural Land Reserve on land that is not well suited for primary production. UBCM has provided a **submission** to share local government perspective and requests.

The new rule would allow areas of Class 5-7 soil in the ALR to host processing operations, provided at least 5% of the food being processed is grown or raised in BC. The current policy allows food processing operations on ALR lands with any soil quality provided 50% of the of the crops come from the farm (or a fellow co-op member).

In our submission, UBCM highlighted the diverse interests and perspectives of our members regarding the use of ALR lands, focused on two key points:

Local regulation: It is UBCM's understanding that the proposed 5 percent rule would follow the structure of the existing 50 percent rule wherein local governments would not have the ability to prohibit food processing that met the requirements of the 5 percent rule but would be able to further regulate using zoning and other land use planning tools.

As there could be instances where combination of adjacent uses, the capacity of existing infrastructure and other local factors would make a parcel unsuitable for food processing, UBCM is asking that the Ministry reconsider the ability of local governments to prohibit this use of ALR land.

Enforcement: As the addition of food processing under the 5% rule will create a need for additional enforcement, UBCM would be asking the Ministry to consider the financial and capacity impacts that this will have on both local governments and the ALC.

The Ministry has extended the consultation period to September 18, 2026. Local governments, First Nations, farmers, food processors, and other stakeholders are encouraged to provide submissions to the Ministry: AF.Minister@gov.bc.ca

Tags

[Feedback & Input](#)

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> Food processing in the ALR: local government perspective

[Agriculture and Food](#)

British Columbia News

Encouraging food processing in the Agricultural Land Reserve

<https://news.gov.bc.ca/34076>

Thursday, July 23, 2026 3:00 PM

Updated Aug. 18, 2026: Supporting food security, investment in B.C.'s farming, food economy

Updated Aug. 18, 2026

Summary

- *The Province is engaging with B.C.'s agricultural and food-processing sector, local governments and First Nations about a proposed change to regulations that aims to create jobs, attract investment and encourage a provincial food supply that is secure, diversified and resilient*
- *The proposed regulatory change would allow food processors to build food-processing plants on land that is not well suited for primary production, so long as 5% of the primary product used in the processing is grown or raised in the province, while protecting prime farmland in B.C.*

The Province is leading a six-week engagement with B.C.'s agricultural and food-processing industry, local governments and First Nations on a proposal to expand food-processing opportunities in the Agricultural Land Reserve (ALR) that will help strengthen food security, support farmers and attract new investment.

At a time of significant trade uncertainty with Canada's neighbours to the south and with global conflicts that are disrupting traditional supply chains, it is more important than ever to strengthen food security in B.C.

Supporting food security, farming and the food economy

The proposal aims to encourage more food processing in the ALR on land that is not well suited for primary production, while protecting prime farmland in B.C. and protecting and strengthening the ALR's primary purpose of agricultural production.

The proposed regulatory change would allow food processors to build food-processing plants on Class 5-7 soil (and Class 4 if the parcel is serviced by the date this rule is implemented) in

the ALR, so long as 5% of the primary product used in the processing is grown or raised in the province.

The discussion paper with more information on the proposed changes is available here: http://news.gov.bc.ca/files/FoodProcessingALR_DiscussionPaperAug18_2026.pdf

The soil classification condition in this proposal would exclude about 90% of ALR farmland in the Lower Mainland and Fraser Valley, with 500-1,000 hectares expected to be potentially available for food-processing development.

The proposal intends to connect food processing in the ALR with farming in the ALR, creating new markets for farmers and driving more investment back to B.C. growers.

Soil testing and local government support required

Those seeking to build new food-processing facilities would require an assessment from a registered professional agrologist to ensure the soil classification meets the criteria and need to meet building and any other permits from local governments and the Ministry of Water, Land and Resource Stewardship and the Ministry of Environment and Parks.

The current regulation allows processing on the ALR (without Agricultural Land Commission approval) if 50% of the ingredients are from the farm in question or from fellow member farms of an industry association and does not consider soil quality as a factor. The 50% rule would remain in place on all other land in the ALR.

UPDATE: Feedback is invited from interested parties until Sept. 18, 2026, by email to AF.Minister@gov.bc.ca

A backgrounder follows.

Media Contacts

Dave Townsend

Media Relations
Ministry of Agriculture and Food
[REDACTED] (mobile)
Dave.H.Townsend@gov.bc.ca

Backgrounders

What to know about food processing in B.C.

- Processing is defined under the Agricultural Land Reserve Use Regulation as the storing, packing, preparing and processing of farm products.
- Soils are classified for farming quality on a scale of 1-7, with one being highest.

- The proposed changes would pertain to classes 4-7, with Class 4 only being considered if the lot is accessible by road and easily connected to existing water, sewage and electricity services at the time this regulation comes into force.
- As a further constraint, government would cap the maximum amount of land included under this proposal to 0.25% of more than 2.1 million hectares of privately owned ALR land.
- Food processing is the second-largest manufacturing sector in the province with an estimated \$14.3 billion generated in 2024.
- B.C. farms generate about \$5 billion in revenue per year.
- The food-and-beverage manufacturing sector is a driver of employment in the province, providing 37,430 jobs in 2024.
- In 2024, B.C. exported \$3.7 billion worth of processed food and beverage products.

The B.C. Public Service acknowledges the territories of First Nations around B.C. and is grateful to carry out our work on these lands. We acknowledge the rights, interests, priorities, and concerns of all Indigenous Peoples - First Nations, Métis, and Inuit - respecting and acknowledging their distinct cultures, histories, rights, laws, and governments.



REQUEST FOR DECISION

To: Trust Council **For the Meeting of:** September 9, 2026
From: Trust Area Services **Date Prepared:** September 3, 2026
SUBJECT: Allocation of provincial grant for engagement with First Nations

RECOMMENDATION: That Trust Council approve allocation of the First Nation engagement grant as presented in the September 9, 2026 “Allocation of provincial grant for engagement with First Nations” briefing.

CHIEF ADMINISTRATIVE OFFICER COMMENTS: If this allocation is approved the final reporting to the Ministry of Housing and Municipal Affairs would occur in March 2028. Staff have not proposed allocating any funds to development of protocol agreements as there are typically grant funds available from the UBCM Community to Community program for this purpose.

1 PURPOSE: To seek Trust Council approval of proposed updated allocation of the First Nations engagement grant from the Ministry of Housing and Municipal Affairs.

2 BACKGROUND:

On March 24, 2023, the Islands Trust Chief Administrative Officer received correspondence (attached) advising that the Ministry of Housing and Municipal Affairs was providing Islands Trust with a grant of \$150,000 for general purpose of developing protocol agreements and engagement with First Nations in the Trust area, to be used over the course of the next five years. There had been no grant application submitted in advance.

In March 2026, Trust Council allocated what was, at that time, thought to be the full amount of the grant. Following year-end, it was determined that \$7,000 remained unspent for FY26 from the \$10,000 amount allocated to the Islands Trust Conservancy Plan project in 2025/26. Staff propose that the remaining \$7,000 be allocated to Islands Trust Conservancy Plan project in 2027/28.

Proposed new allocation:

ITEM	DESCRIPTION	Actual Spending			Projected Budget		Total allocated
		FY24	FY25	FY26	FY27	FY28	TOTAL
1	Engagement training for trustees	8,000	17,000				\$ 25,000
2	Policy Statement Amendment Project	4,000					\$ 4,000
3	Islands Trust Conservancy 2028 to 2032 Plan Project			3,000	17,000	7,000	\$ 27,000
4	DELTC Major Project (Housing Review)		750	2,250	2,000		\$ 5,000
5	GBLTC Major Project (OCP and LUB Review)		500	5,500	4,000		\$ 10,000
6	GMLTC Major Project (OCP/LUB Targeted Amendments)	16,000					\$ 16,000
7	HOLTC Major Project (OCP/LUB Review)	12,000	3,750	11,250	10,000		\$ 37,000
8	NPLTC Major Project (Housing Access and Affordability)						\$ -
9	SSLTC Major Project (Ganges (OCP & LUB Review)				26,000		\$ 26,000
10	SSLTC Major Project (Ganges (Shiya'hwt / SYOW T) Village Area Plan)						\$ -
							\$ -
							\$ -
	TOTAL GRANT SPEND	40,000	22,000	22,000	59,000		\$ 150,000
	Total Grant awarded						\$ 150,000
	Amount allocated over (under) grant amounts						\$ -

March 2026 allocation:

ITEM	DESCRIPTION	Actual Spending		Projected Spending	Projected Budget		Total allocated
		FY24	FY25	FY26	FY27	FY28	TOTAL
1	Engagement training for trustees	8,000	17,000				\$ 25,000
2	Policy Statement Amendment Project	4,000					\$ 4,000
3	Islands Trust Conservancy 2028 to 2032 Plan Project			10,000	17,000		\$ 27,000
4	DELTC Major Project (Housing Review)		750	2,250	2,000		\$ 5,000
5	GBLTC Major Project (OCP and LUB Review)		500	5,500	4,000		\$ 10,000
6	GMLTC Major Project (OCP/LUB Targeted Amendments)	16,000					\$ 16,000
7	HOLTC Major Project (OCP/LUB Review)	12,000	3,750	11,250	10,000		\$ 37,000
8	NPLTC Major Project (Housing Access and Affordability)						\$ -
9	SSLTC Major Project (Ganges (OCP & LUB Review)				26,000		\$ 26,000
10	SSLTC Major Project (Ganges (Shiya'hwt / SYOW T) Village Area Plan)						\$ -
							\$ -
							\$ -
	TOTAL GRANT SPEND	40,000	22,000	29,000	59,000	0	\$ 150,000
	Total Grant awarded						\$ 150,000
	Amount allocated over (under) grant amounts						\$ -

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: No organizational implications.

FINANCIAL: Approval of the proposed allocation in September 2026 will provide certainty in the 2027/28 budgeting process.

POLICY: None.

IMPLEMENTATION/COMMUNICATIONS: Staff will implement the allocation as directed, and will convey Trust Council's decision to the funder in the annual reporting in March 2027.

FIRST NATIONS RELATIONS: This funding is intended to support relationship building with First Nations.

OTHER: None.

4 RELEVANT POLICY(S): [Grants and Donations Administration Policy](#)

5 ATTACHMENT(S): March 24, 2023 correspondence from ADM Faganello

RESPONSE OPTIONS

Recommendation: That Trust Council approve allocation of the First Nation engagement grant as presented in the March 10, 2026 “Allocation of provincial grant for engagement with First Nations” briefing.

Alternative:

1. That Trust Council request that staff adjust allocation of the First Nation engagement grant as presented in the September 9, 2026 “Allocation of provincial grant for engagement with First Nations” briefing as follows:
 - XX
 - XX
 - XX
2. That Trust Council defer a decision until the March 2027 Trust Council meeting.
 - a. This would mean that the funds are not incorporated into the draft 2027/28 budget.

Prepared By: Clare Frater, Director, Trust Area Services

Reviewed By/Date: Rueben Bronee, CAO/September 3, 2026



March 24, 2023

Russ Hotsenpiller (*sent via email only*)
Chief Administrative Officer
Islands Trust
200 - 1627 Fort Street
Victoria, BC V8R 1H8

Dear Russ Hotsenpiller:

On behalf of the Province of British Columbia, I am pleased to advise you that a grant has been approved in the amount of \$150,000 for the general purpose of developing protocol agreements and engagement with First Nations in the Trust area, to be used over the course of the next five years. The Ministry's representative for this funding will be Marijke Edmondson, Strategic Advisor, Local Government Division, (778) 698-3227.

In the event that the funding cannot be used in its entirety for the intended purpose, please notify the Ministry as soon as possible. I look forward to receiving within the first year, an overview of the Islands Trust's plans for engagement with First Nations on potential protocols or other agreements about working together, and to receiving an annual summary of progress by March 31st until the funds are fully expended.

Islands Trust agrees to acknowledge the Ministry's assistance on written materials, where appropriate. The following acknowledgement may be used:

"We gratefully acknowledge the financial support of the Province of British Columbia through the Ministry of Municipal Affairs."

We are pleased to support the important work you do and wish you success in building effective and collaborative working relationships with the First Nations in whose territories the Islands Trust operates.

Funds will be electronically deposited into your bank account.

Sincerely,

Marijke Edmondson
on behalf of

Tara Faganello
Assistant Deputy Minister
Local Government Division

cc: Birgit Schmidt, Director, Operations and Client Relations Unit
Marijke Edmondson, Strategic Advisor
Local Government Division



TRUSTEE REQUEST FOR DECISION

To: Trust Council **For the Meeting of:** September 9, 2026
From: Trustee Judi Gedye **Date Prepared:** September 1, 2026
SUBJECT: Trust Council endorsement of Elbows Up For Climate Joint Statement

RECOMMENDATION: That Trust Council endorse the contents of the Joint Statement issued by the “Elbows Up For Climate” summit of June 2026.

That Trust Council request the Chair to write to Members of the Legislative Assembly and Members of Parliament representing the Trust Area explaining that Trust Council has endorsed a June 4, 2026 Joint Statement issued by municipal leaders following an “Elbows Up For Climate” summit and requesting that they support the call for immediate federal action on the five key demands in the Statement, and send a copy of the letter to the First Nations Climate Leadership Council.

That Trust Council request staff to issue a news release about Trust Council’s endorsement of the “Elbows Up For Climate” Joint Statement.

CHIEF ADMINISTRATIVE OFFICER COMMENTS: Trust Council endorsement of the contents of the Joint Statement issued by the “Elbows Up For Climate” summit of June 2026 is consistent with Trust Council’s declaration of a climate change emergency.

- 1 **PURPOSE:** To seek a decision from Trust Council regarding endorsement the Joint Statement issued by the “Elbows Up For Climate” summit of June, 2026 and encouragement of MLA’s and MPs to also endorse the Joint Statement.
- 2 **BACKGROUND:** Following a summit of 300 municipal leaders in June, 2026, the “Elbows Up For Climate” campaign published a Joint Statement calling for the federal government to consider five recommendations for national economic preventive measures to help mitigate future climate related dangers. Since June, that Joint Statement has been circulating among municipal and regional governments and continues to garner support across Canada.

Islands Trust’s “preserve and protect” mandate is foundational to efforts to mitigate the effects of the climate crisis and resulting disasters.

3 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: One day of staff time to write, review and send the letter and cc’s of the letter.

FINANCIAL: None.

POLICY: None.

IMPLEMENTATION/COMMUNICATIONS: Staff will draft a letter for the Chair's review. The letter will be cc'd to the First Nations in the Trust Area, First Nations Climate Leadership Council, Bowen Island Municipality, and Islands Trust Council. The letter will be posted to the Islands Trust website and featured in a future Islands Trust newsletter. Staff will draft and issue a news release that includes a quote from the Chair.

FIRST NATIONS RELATIONS: Providing a copy to the First Nations in the Trust Area and the First Nations Climate Leadership Council opens up opportunities for potential collaboration.

OTHER: None.

4 RELEVANT POLICY(S): [Trust Council Advocacy Policy](#) (6.10.3)

5 ATTACHMENT(S): August 18, 2026 Trustee Gedye correspondence to Trust Council re Joint Statement made by mayors, councillors and local elected leaders across Canada at the June 4 *Elbows up for Climate* Summit

RESPONSE OPTIONS

Recommendation: That Trust Council endorse the contents of the Joint Statement issued by the “Elbows Up For Climate” summit of June 2026.

That Trust Council request the Chair to write to Members of the Legislative Assembly and Members of Parliament representing the Trust Area explaining that Trust Council has endorsed a June 4, 2026 Joint Statement issued by municipal leaders following an “Elbows Up For Climate” summit and requesting that they support the call for immediate federal action on the five key demand in the Statement, and send a copy of the letter to the First Nations Climate Leadership Council.

That Trust Council request staff to issue a news release about Trust Council's endorsement of the “Elbows Up For Climate” Joint Statement.

Alternative: Do not send a letter.

Prepared By: Trustee Judi Gedye

Reviewed By/Date: Rueben Bronee, CAO/September 3, 2026

Dear Trust Council members,

I want to bring to your attention the opportunity to join me, (and Laura Patrick and Deb Morrison) as individual trustees, in signing on to the Joint Statement made by mayors, councillors and local elected leaders across Canada at the June 4 *Elbows up for Climate* Summit, June 4, 2026 in Edmonton, Alberta.

The *Elbows Up for Climate* is a growing alliance of mayors and councillors representing more than half of all Canadians, who hosted an urgent Climate Summit in Edmonton, Alberta, ahead of another devastating wildfire season, to discuss how to protect their communities from fossil fueled disasters and economic shocks. They issued the following joint statement after their deliberations. You can sign on at: <https://elbowsupforclimate.ca/support/>

There may be an opportunity for Islands Trust to participate in the campaign as an organization, and, if so, I will report verbally at the Trust Council meeting in September.

Thank you for considering this invitation,

Joint Statement

Exhaustion. Fear. Frustration. Worry. Anger. These are just a few of the emotions that we, as municipal leaders, and our residents are feeling as our communities experience wave after wave of climate disasters—with no end in sight. Drought in the B.C. interior. Flooding across northeastern Ontario and western Quebec. Heat warnings in Nova Scotia. Out-of-control wildfires in several provinces.

This is a snapshot of the climate disasters that have swept across our country in the first five months alone of 2026, impacting a staggering 1 in 5 Canadians—and as we brace for another season of wildfires, deadly smoke, heat waves and floods.

As municipal leaders from every region of this country, we have a message for the Prime Minister: **Our local communities and economies are burning. We need federal leadership on climate, not backsliding.**

The current government appears to understand climate change as a distant problem, to be addressed at some point in an undefined future. But communities across this country are living a different reality. Climate change is part of our daily lives: toxic air, water shortages, harrowing evacuations and mass displacement. It's costing us \$8.8 billion each year to rebuild our roads,

bridges, wastewater systems and infrastructure. Two-thirds of these costs are falling on municipal budgets, making life even more expensive for our residents, on top of rising energy costs and gas prices.

We can't keep rebuilding after the fires, floods, storms and droughts. **We need to prevent them in the first place.** Our way of life as Canadians depends on the well-being of our land, water, air and communities. That is why we are calling on the federal government to urgently invest in nation-**building not nation-burning** projects that lower household bills, create hundreds of thousands of jobs, and safeguard our communities:

1. **A national East-West-North clean electric grid**, powered by renewable energy not fossil gas, to make Canada a clean energy super power and secure our energy sovereignty;
2. **At least two million non-market homes** that are zero polluting, efficient and built to the highest standards, creating more affordable, transit-linked communities;
3. **Retrofits and mass heat pump and solar installations** across the country, that will cut energy bills and pollution, and spur economic activity in every community;
4. **A clean transportation system** with a national high-speed rail network, extended with Canadian-made electric buses connected to local transit; it begins by reversing cuts to federal transit funding, and scaling up investments;
5. **A national resilience, response and recovery strategy** to rebuild from the disasters already baked in, funded by a tax on excess oil and gas profits from the war in Iran. This follows the lead of our European Union allies and ensures polluters pay for the damages caused by their activities, and could generate up to \$46 billion in revenue.
6. **We are asking the federal government to stand with us:** to reject fossil fuel projects that divide us, and get to work on practical and popular projects that won't burn down our country – but build us up, Canada Strong.

Thanks for taking the time to read this and I hope you will consider adding your name to the hundreds that have already signed.

Judi

Judith Gedye | she/her

Islands Trust | jgedye@islandstrust.bc.ca | islandstrust.bc.ca | islandstrustconservancy.ca

Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

Nexwlelexwm (Bowen Island) Municipal

Council | jgedye@bimbc.ca | bowenislandmunicipality.ca |

Nexwlelexwm (Bowen Island) is located in the Territory of the Squamish Nation

From: Beatrice Frank <[REDACTED]>
Sent: Friday, September 4, 2026 7:59 AM
To: Executive Admin
Subject: Islands Trust meeting Sept 9-Request a delegation spot

Hello Alexandra,

My name is Beatrice Frank, and I am the Executive Director of the Georgia Strait Alliance (GSA). My contact information is:

Email: [REDACTED]
Phone: [REDACTED]

For more than 35 years, GSA has worked to protect the Salish Sea by bringing together communities, First Nations, scientists, and decision-makers to address the cumulative pressures facing these waters.

We would like to appear as a delegation at the upcoming Islands Trust Council meeting to speak in support of the motion opposing designation of the proposed West Coast Oil Pipeline as a Project of National Interest under the Building Canada Act.

Our presentation will focus on the potential implications for the Gulf Islands and the broader Salish Sea, particularly the risks associated with advancing or prioritizing a major industrial project before its full details are known and comprehensive impact assessments have been completed.

Given the ecological and socio-economic significance of the Salish Sea, we believe it is important that potential impacts on marine ecosystems, species, communities, and increasing marine shipping traffic are fully understood before such a designation is made. Scientific assessment may ultimately identify risks significant enough to demonstrate that the project should not proceed.

We would also be pleased to share GSA's expertise on cumulative impacts, marine shipping, underwater noise, and the potential implications of increased tanker traffic in the Salish Sea.

Thank you for considering our request. I look forward to hearing from you.

Beatrice Frank (she/her)
Executive Director - Georgia Strait Alliance

I live, play and work on the traditional territory of the Ləkʷəŋən (Songhees and Esquimalt Nations) and the W̱SÁNEĆ peoples (Tsawout, Tseycum, Tsartlip, and Pauquachin Nations).

GeorgiaStrait.org | [Facebook](#) | [Instagram](#)

Please note: I work Monday to Thursday



Georgia Strait Alliance

From: Misty MacDuffee <[REDACTED]>
Sent: Friday, September 4, 2026 10:41 PM
To: Executive Admin
Subject: Delegation in support of TC agenda item 13.2.3

Hello Alexandra,

Please find below an outline of my delegation presentation that I would like to give on Wednesday Sept 09 in support of the Motion in Agenda Item 13.2.3 Marine Shipping Advocacy. I will present on behalf of the Raincoast Conservation Foundation

Thank you,

Misty MacDuffee

[REDACTED]

Phone: [REDACTED]

Outline

1. Understanding the Salish Sea

- very biologically productive inland sea.
- importance of Fraser River as its ecological engine
- linkages between fish, birds, marine mammals and people

2. Salmon and herring

- foundation species that drive cold water ecosystems like the Salish Sea
- basis for ecological richness but also of livelihoods in coastal communities, economies and cultures

3. Iconic species of the Salish Sea

- killer whales - BC's most iconic symbol according to 500,000 CBC listeners
- birds, fish and mammals & beauty of the SS draw visitors from all over the world
- Resident killer whales as indicator species representative of ecosystem health

5. The value of our coast

- In the Trust Areas our coastal identity, cultures and economy are heavily linked to the environment around us
- framing this as an either /or is a false choice.
- Raincoast's 2017 Report Our threatened coast found that:
 - healthy ecosystems are productive economic infrastructure

- ecosystems worth tens of billions annually in benefits from nearshore ecosystem services such as flood protection, water supply, climate regulation, water filtration and treatment, pollination, nutrient cycling
- tourism & recreation economy is based on species & ecosystems
- whale watching alone is \$17–24 million annually
- kayaking: 14.3 million in gross revenue,
- recreational fisheries
- ecosystem services underpin human well-being and are routinely undervalued.
- Nature isn't standing in the way of prosperity, it is one of our greatest assets.

6. Worth more than a pipeline

- constructing an oil terminal in the Fraser River estuary and bringing VLCC's through the Salish Sea has a huge cost, without even considering an oil spill
 - Southern Resident killer whales cannot absorb more harm from underwater noise
 - speak to SARA jeopardy clause that would likely have denied the RBT2 permit
 - cost to salmon rearing habitat in the Fraser River estuary
 - the Fraser River estuary is one of our greatest natural assets, providing benefits across the whole region; we should recognize it as such
- implications from a large spill would be catastrophic at an ecosystem & financial scale
- Commercial viability of the WCOP has not been demonstrated.

7. The future is ours to choose

- British Columbia's coast is not a barrier to prosperity, it is a measure of it
- Is extinction really worth this political moment – a moment that may look very different a few years from now?

About Raincoast Conservation Foundation

Raincoast is a science-based registered charity that applies a unique model of informed advocacy to protect the lands, waters, and wildlife of coastal British Columbia. Led by a team of conservationists and scientists, Raincoast's projects are rooted in rigorous, peer-reviewed research and science, and informed by community engagement.

--

Misty MacDuffee
Wild Salmon Program Director
Raincoast Conservation Foundation
[REDACTED] Sidney BC

Home office: [REDACTED]

WSÁNEĆ Territory



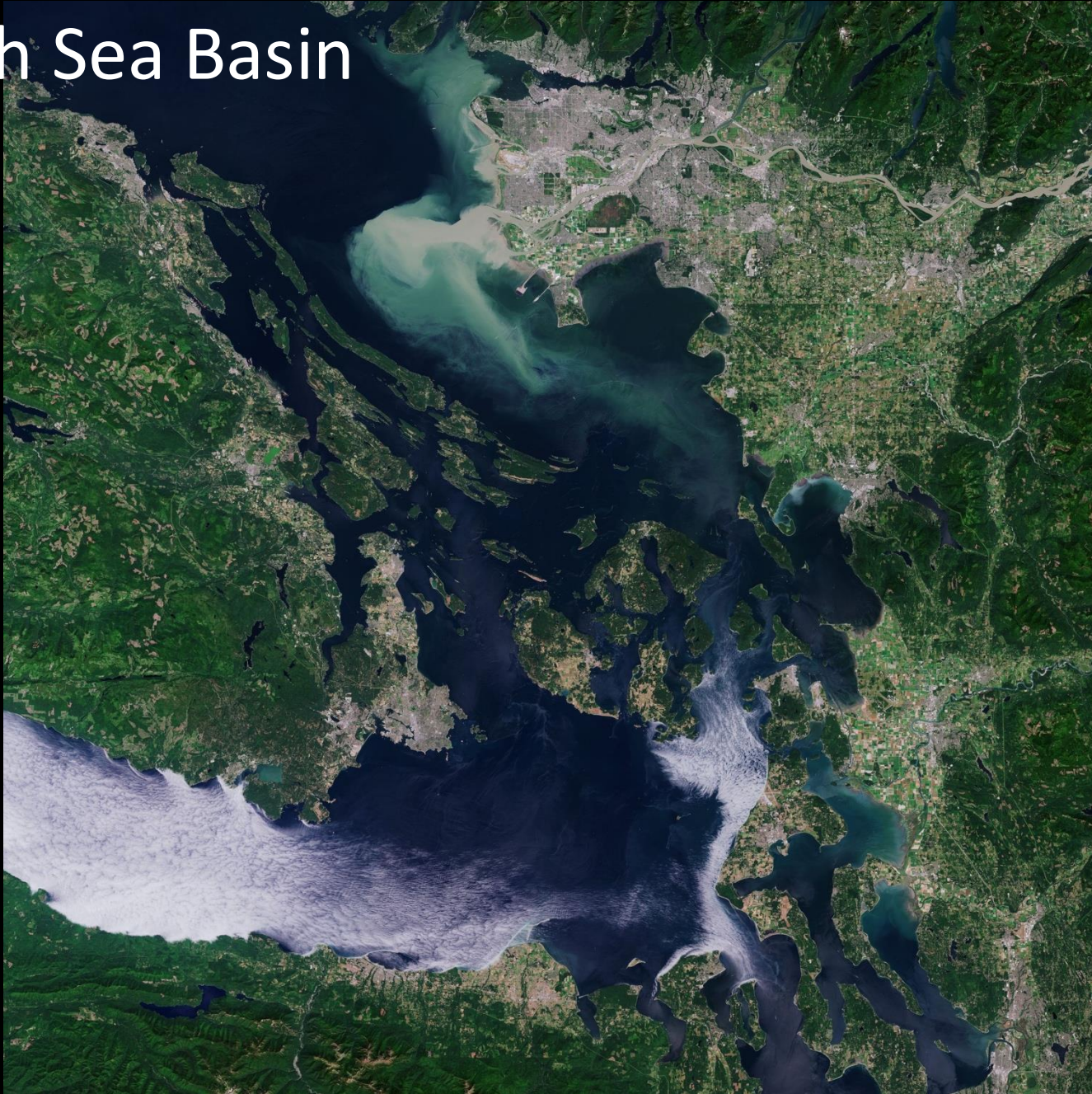


Brad Hill

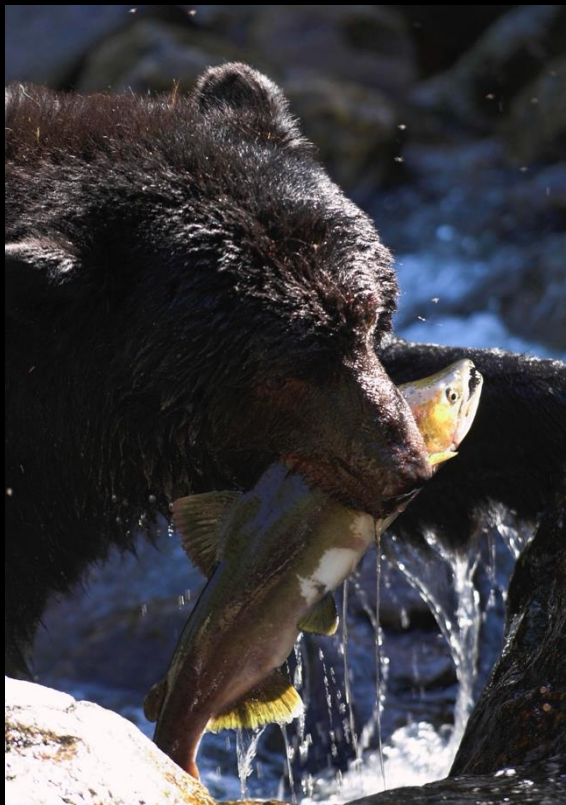
The Sea Around Us

Misty MacDuffee, Raincoast Conservation Foundation

Salish Sea Basin



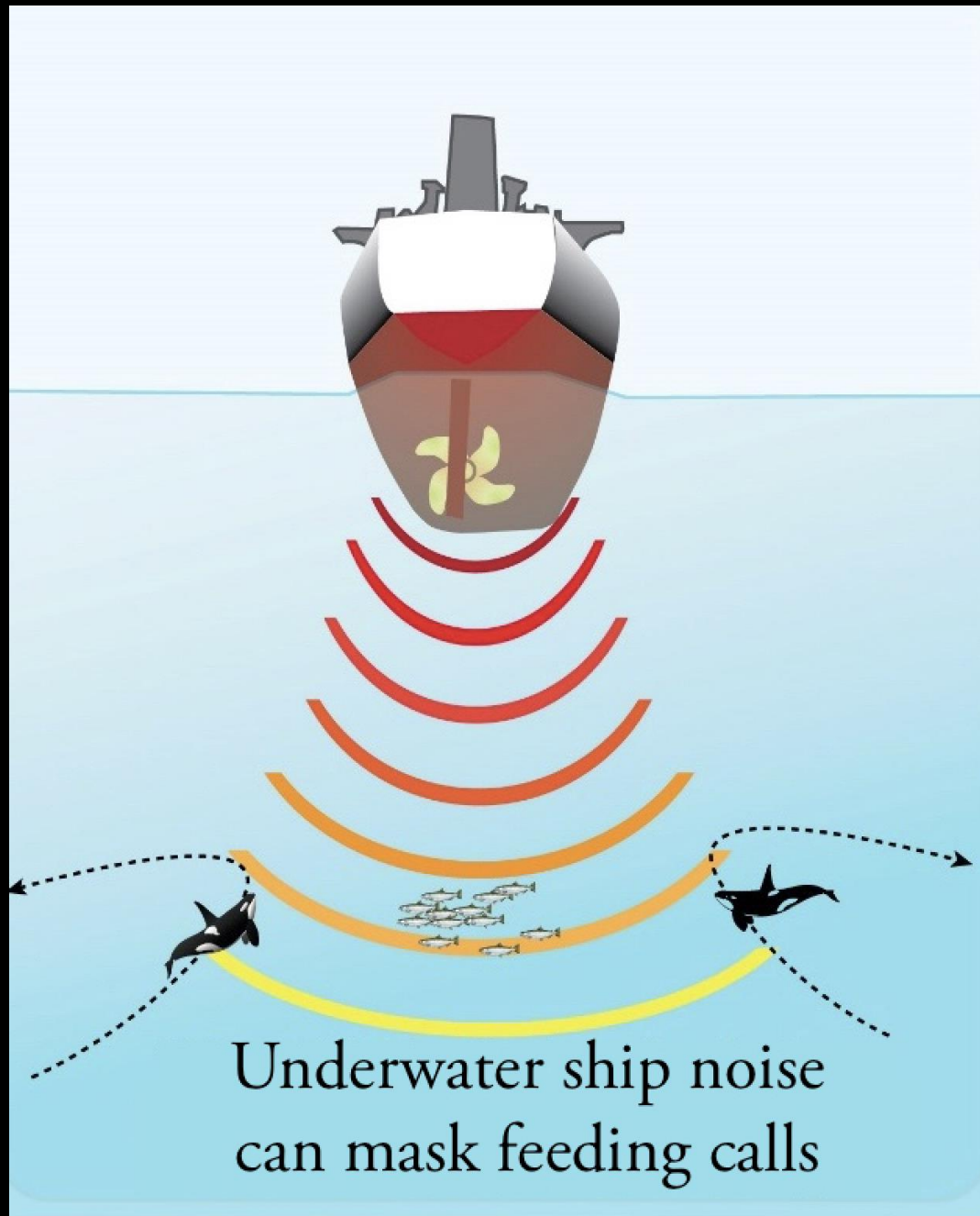
















B.C. port expansion threatens endangered killer whales, claims court challenge

Controversial port expansion at Roberts Bank faces judicial review after environmental groups claim it will jeopardize endangered killer whale population.



Stefan Labbé
May 23, 2023 3:15 PM



Federal government greenlights Roberts Bank Terminal 2 project despite significant harm to environment and southern resident killer whales

SHARE THIS



Thursday, April 20, 2023 | Wilderness Committee | Charlotte Dawe

Carney government proposal targets extinction protections for endangered killer whales off B.C. coast

The orcas' habitat has been affected by shipping traffic causing physical and acoustic disturbances, pollutants in the ocean, and declining food stock.

Updated 20 mins ago | May 14, 2026



The Narwhal

IN-DEPTH

Trans Mountain vs. killer whales: the tradeoff Canadians need to be talking about

PRESS RELEASE

Cabinet's decision to approve Roberts Bank Terminal 2 ignores science.

Opinion

The TMX project: This ship should not have sailed

June 4, 2024 at 2:33 pm

New protections for southern resident killer whale 'inadequate,' scientist says

The launch of the Trans Mountain Pipeline will increase vessel traffic and make matters worse for the endangered species, researchers warn

Bringing the world's largest oil tankers into the Salish Sea





OUR THREATENED COAST:

Nature and Shared Benefits in the Salish Sea



Our laws that protect endangered species are not barriers to prosperity, they are measures of it





REQUEST FOR DECISION

To: Executive Committee **For the Meeting of:** September 9, 2026
From: Executive Office **Date Prepared:** August 30, 2026
SUBJECT: Executive Committee 2027/28 Program Budget Requests – Secretariat Services

RECOMMENDATION:

That Executive Committee add to its list of requests to Financial Planning Committee for inclusion draft 2027/28 budget:

1. \$15,000 for Secretariat Services

CHIEF ADMINISTRATIVE OFFICER COMMENTS: In the request for decision provided to Executive Committee on August 26, 2026 staff omitted to recommend that Executive Committee request that Financial Planning Committee include funding in the draft 2027/28 budget for secretariat services. As Trust Council updated the policy in June 2026 to have decision-making on secretariat services made by Trust Council directly, it is more appropriate that the funding recommendation come from Executive Committee rather than Trust Programs Committee. Trust Programs Committee has not advanced a request for secretariat services for 2027/28.

- 1 PURPOSE:** To seek Executive Committee (EC) decision on its 2027/28 request for Trust Council for secretariat services funding.
- 2 BACKGROUND:** Executive Committee is responsible for advancing budget requests for its areas of oversight, as part of the annual budget cycle. The committee also facilitates Islands Trust Council program and project budget requests.

On July 29, 2026, and August 26, 2026 Executive Committee received briefings from the CAO and passed the following motions regarding Executive Committee and Trust Council operating funding:

EC-2026-084

It was MOVED and SECONDED,

that Executive Committee forward its 2027/28 operating budget requests to Financial Planning Committee for inclusion in the draft 2027/28 budget:

1. \$170,000 for Islands Trust Council Meetings
2. \$40,000 for Islands Trust Council Training and Conferences
3. \$6,000 for Islands Trust Council Travel for Training
4. \$1,000 for Islands Trust Council Chair Travel
5. \$8,000 for Executive Committee Meeting Expense
6. \$35,000 for Executive Committee on local trust committee costs

7. \$1,500 for Executive Committee Training and Conferences
8. \$1,000 for Executive Committee Travel for Training
9. \$33,000 for UBCM/AVICC Conventions

EC-2026-094

It was MOVED and SECONDED,

that Executive Committee forward its 2027/28 operating budget recommendations to Financial Planning Committee that it include the following in the draft 2027/28 budget:

1. \$6,000 for History and Heritage Conservation Grants-in-Aid
2. \$10,000 for Planning Application Sponsorship
3. \$275 for Natural Area Protection Tax Exemption Program (NAPTEP) Application Sponsorship
4. \$81,400 for Communications
5. \$1,000 for Branded Clothing
6. \$20,000 for Code of Conduct Investigations
7. \$66,000 for Policy Statement Amendment Project
8. \$143,500 for implementation of the Indigenous Relations Action Plan
9. \$131,366 for an auxiliary (temporary) Senior Policy Advisor, Trust Area Services
10. \$28,732 for a Planning Co-op Student
11. \$65,000 for Salt Spring Island Office Heating and Cooling

The proposed budget recommendations below are for Trust Council program/projects, for a new legal budget line for conduct investigations, and for continuation of a temporary staffing position.

TRUST COUNCIL PROGRAMS			
Potential funding request	Approved 2026/27 Budget	Proposed 2027/28 Budget	Notes
1. Secretariat Services	\$7,125 (Trust Council subsequently allocated an additional \$5,430) for a total of \$12,555 allocated.	\$15,000	This program is guided by Trust Council Policy 2.1.15 Secretariat Services Prior year actual spending: FY2022: \$12,186 FY2023: \$12,513 FY2024: \$11,985 FY2025: \$11,198 FY2026: \$10,727 \$15,000 would provide funding for Trust Council to support groups funded in 2027/28 at similar level of support, and provide additional support to the Baynes Sound Lambert Channel Ecosystem Forum if it requires it or support a new group that requests funding.

IMPLICATIONS OF RECOMMENDATION:

ORGANIZATIONAL: Approval of the budget requests will delivery of the secretariat services function

FINANCIAL: If approved as part of the 2027/28 budget and financial plan, these funds will be secured for the coming fiscal year.

POLICY: None.

IMPLEMENTATION/COMMUNICATIONS: Staff will forward EC's budget recommendations to Financial Planning Committee for inclusion in the draft 2027/28 budget.

FIRST NATIONS RELATIONS: The Secretariat Services Policy states that Trust Council may only allocate funding to or undertake Secretariat Services for Coordination Groups that invite and encourage Indigenous Governing Bodies' involvement and leadership in a manner that is consistent with the Islands Trust Council's First Nations Engagement Principles Policy and Reconciliation Declaration. Providing Secretariat Services funding can assist with relationship-building among elected leaders in the Trust Area.

OTHER: None.

RELEVANT POLICY: Islands Trust Council [Policy 6.3.1 Budget Process](#);
Islands Trust Council [Policy 2.1.15 Secretariat Services](#)

3 ATTACHMENT(S): None.

RESPONSE OPTIONS

Recommendation: That Executive Committee add to its list of requests to Financial Planning Committee for inclusion draft 2027/28 budget:

1. \$15,000 for Secretariat Services

Alternative: Executive Committee may amend the amounts proposed in the resolution for consideration by FPC.

Prepared By: Clare Frater, Director, Trust Area Services, August 30, 2026

Reviewed By/Date: Rueben Bronee, CAO, August 30, 2026

BRIEFING

To:	Executive Committee	For the Meeting of:	September 9, 2026
From:	Financial and Employee Services	Date Prepared:	September 2, 2026
SUBJECT:	Forecasted Over-expenditure for 2026/27 Trust Council Meeting Expense Budget Line		

PURPOSE: To inform Executive Committee of forecasted overspending in the Trust Council Meeting Expense budget line for fiscal 2026/27, in accordance with Islands Trust Council Policy 6.5.2 Budget Control and Adjustment Authority, and forward the attached information to Islands Trust Council for consideration.

BACKGROUND:

[Islands Trust Council Policy 6.5.2 Budget Control and Adjustment Authority](#) provides the authority by which periodic adjustments can be made to the approved annual operating budget and the timing when Trust Council and the Minister have to be notified of either changes to the budget or anticipated operating deficits. Section D.3 reads:

“When an actual or anticipated overexpenditure (whichever comes first) exceeds \$20,000 for a project or general ledger budget line within an Operational Unit, management must inform the Executive Committee at the next scheduled Executive Committee meeting, and continue to provide reports on the status of the project or budget line to the Executive Committee on a monthly basis, or as frequently as requested by the Executive Committee. Upon being informed of an overexpenditure, the Executive Committee will decide what initial corrective action will be taken, if any. Copies of all Executive Committee notifications and reports on over expenditures will be copied to members of the Financial Planning Committee.”

Staff have identified the Trust Council Meeting Expenses budget line which is forecasted to be overspent in excess of \$20,000. Details are contained in the 3 attached documents to inform Executive Committee, and potentially, Islands Trust Council, of these areas, per policy direction.

ATTACHMENTS:

1. Change March Islands Trust Council Meeting Location – Request for Decision
2. Islands Trust Council 2026/27 Breakdown of Meeting Expense Figures – ATT1
3. Islands Trust Council 2026/27 Meeting Schedule – ATT2

FOLLOW-UP:

A copy of this report will be provided to members of the Financial Planning Committee in accordance with Policy 6.5.2 s3.

Per Trust Council Policy 6.5.2 Budget Control and Adjustment Authority., “*the Executive Committee will decide what initial corrective action will be taken, if any*”. Staff will action any corrective actions given by Executive Committee upon their receipt of this report.

Depending on Executive Committee’s decision regarding potential corrective action, the attached documents may need to be forwarded on to Islands Trust Council for action as soon as possible.

Prepared By: Director of Financial and Employee Services/September 2, 2026

Reviewed By/Date: Chief Administrative Officer/September 2, 2026



REQUEST FOR DECISION

To: Islands Trust Council **For the Meeting of:** September 9, 2026
From: Executive Office **Date Prepared:** August 24, 2026
SUBJECT: Change March Islands Trust Council Meeting Location

RECOMMENDATION: THAT Islands Trust Council request staff to change the location of the March 2027 Quarterly Meeting to an electronic meeting.

CHIEF ADMINISTRATIVE OFFICER COMMENTS: Cost for the November and December Council meetings are forecast to be higher than anticipated and higher than usual because of the need to plan for full attendance of all 26 trustees. As a result, the planned in-person March meeting cannot be accommodated within the approved budget for this fiscal year. While there is the potential for underspending in other Trust Council operating budget lines that may offset the extra cost, at this point in the year no sufficient savings can be identified. Therefore, staff recommend moving the meeting to an electronic format in the interests of fiscal responsibility.

- 1 **PURPOSE:** To notify Islands Trust Council of a projected overspend in excess of \$20,000 in the budget line Trust Council Meeting Expenses and the resulting recommended change to the location of the March 2027 Islands Trust Council Quarterly Meeting.

BACKGROUND:

In the final budget for fiscal 2026/27, Trust Council approved a reduced budget of \$101,250 to support three in-person Trust Council meetings in November and December 2026, and March 2027. Council decided to hold the June and September 2026 meetings electronically as a budget reduction measure.

During the planning process, staff identified that projected expenditures for the November, December and March Islands Trust Council meetings would exceed the allocated annual budget. The projections reflect full attendance at the meetings by all members of the incoming Council. Modest but unanticipated expenditures have also been incurred to support two members of Executive Committee to attend the June and September Islands Trust Council electronic meetings from the Victoria office to enable more effective facilitation with staff.

The initial estimates for the November, December and March meetings were based on historical attendance averages and did not account for full attendance. All trustees are expected to attend the November meeting because it includes their official swearing into office. Actual in-person attendance for December and March cannot be confirmed, but it is prudent to anticipate full attendance pending confirmation from the new Council. If both these meetings also have full attendance, it will create an anticipated budget overspend of

approximately \$26,050. (See Attachment 1 for a breakdown of actual and projected meeting costs for 2026/27.)

The November and December meeting venues have been confirmed and cannot be changed at this time without penalty. To address the budget pressure, staff considered the following options for the March meeting:

1. Change the meeting to fully electronic and costs will be an estimated \$11,575 under budget. **(Staff recommendation)**
2. Meeting location changes to Salt Spring Island and reduce the estimated overspend to \$20,690. **(Alternative option #1)**
3. Meeting location stays the same (Galiano Island) and the budget is exceeded by an estimated \$26,050. **(Alternative option #2)**

When Council approved the budget, they indicated a preference for maintaining an in-person meeting in March because the agenda for these meetings tends to be heavy, including a focus on passing the final budget. Trustees indicated they felt that holding this meeting in-person would be particularly valuable for the first budget cycle of the new Council.

However, under either option 2 or 3, any overspend would need to be covered by savings elsewhere in the Trust Council operating budget. At this time, staff cannot identify sufficient savings in that budget to offset the cost for an in-person March meeting. If the March meeting is not attended by all 26 trustees, that will reduce the cost, but not enough to be in line with the approved budget. For that reason, staff recommend the March meeting be switched to an electronic meeting to allow costs to remain within the approved budget.

A decision on this issue is needed now because the potential venues for the March meeting require notification of booking and/or cancelling no later than September 11, 2026. If Council opts to proceed with an in-person meeting, any subsequent venue cancellation would incur a penalty. If Council moves the meeting to an electronic format, it would likely not be possible to subsequently return to an in-person meeting even if budget updates allowed because there would likely be insufficient time to find an available venue, especially on an island.

2 IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL: A decision on meeting format and venue primarily impacts the work of the Executive Administrative Assistant and Executive Coordinator positions. While move to a fully electronic meeting would reduce their workload by approximately 55 hours, moving the meeting location of the in-person meeting does not impact the workload.

FINANCIAL: Funding for Islands Trust Council meetings is provided through the Islands Trust Council Meeting Expense budget line, which has an approved annual budget of \$101,250 for 2026/27.

Actual costs for the December and March meetings may be less than forecast depending on the level of trustee attendance. However, actual attendance cannot be confirmed until closer to the meeting dates and may affect the final meeting costs. And any reduction is still not likely to be sufficient to cover the entire projected overspend.

POLICY: Staff will adhere to meeting notification policies as outlined in policy 6.5.2 (Budget Control and Adjustments).

IMPLEMENTATION/COMMUNICATIONS: Immediately following Council’s decision, staff will make the necessary logistical arrangements in accordance with Council’s direction.

If the meeting location changes, staff will update the Islands Trust website, the 2026/27 Islands Trust Council Meeting Schedule posted on each Islands Trust office’s public bulletin board, and the internal Outlook meeting invitation to reflect the change.

FIRST NATIONS RELATIONS: First Nations representatives will be invited to provide the territorial welcome at all meeting locations, including for fully electronic meetings.

OTHER: If the meeting location changes from Galiano Island, staff will work with vendors to reschedule a meeting on Galiano Island during fiscal 2027/28, supporting continued engagement with Island-based vendors.

3 RELEVANT POLICIES:

[Islands Trust Meeting Procedures Bylaw 101](#) – Section 10.2

[Islands Trust Council Meeting Procedures Guidelines](#) – Section B. 3.

[Islands Trust Council Meeting Preparation Policy](#) – Sections 4.1 and 4.5

[Budget Control and Adjustments policy \(6.5.2\)](#)

4 ATTACHMENT:

1. Islands Trust Council 2026/27 Breakdown of Meeting Expense Figures
2. Islands Trust Council 2026/27 Meeting Schedule

RESPONSE OPTIONS

Recommendation: THAT Islands Trust Council request staff to change the location of the March 2027 Quarterly Meeting to a fully electronic meeting.

Alternative Options:

1. THAT Islands Trust Council request staff to change the location of the March 2027 Quarterly Meeting to Salt Spring Island.

Prepared By: Chief Administrative Officer/August 24, 2026

Reviewed By/Date: Director of Financial and Employee Services/September 2, 2026
Executive Committee/September 9, 2026

Islands Trust Council 2026/27 Breakdown of Meeting Expense Figures

No change to the meeting location:

Meeting + Location	2026/27 Budget	Actuals – Year to date (YTD)	Projected	Over/Under Budget
June 2026 – Electronic	\$0	\$2,875		(\$2,875)
September 2026 - Electronic	\$0		\$2,875	(\$2,875)
November 2026 – Victoria	\$33,750		\$40,050	(\$6,300)
December 2026 – Victoria	\$33,750		\$41,000	(\$7,250)
March 2027 – Galiano Island	\$33,750		\$40,500	(\$6,750)
Total:	\$101,250	\$2,875	\$124,425	(\$26,050)

Change in meeting location to Salt Spring Island:

Meeting + Location	2026/27 Budget	Actuals – Year to date (YTD)	Projected	Over/Under Budget
June 2026 – Electronic	\$0	\$2,875		(\$2,875)
September 2026 - Electronic	\$0		\$2,875	(\$2,875)
November 2026 – Victoria	\$33,750		\$40,050	(\$6,300)
December 2026 – Victoria	\$33,750		\$41,000	(\$7,250)
March 2027 – Salt Spring Island	\$33,750		\$35,140	(\$1,390)
Total:	\$101,250	\$2,875	\$119,065	(\$20,690)

Change in meeting location to electronic:

Meeting + Location	2026/27 Budget	Actuals – Year to date (YTD)	Projected	Over/Under Budget
June 2026 – Electronic	\$0	\$2,875		(\$2,875)
September 2026 - Electronic	\$0		\$2,875	(\$2,875)
November 2026 – Victoria	\$33,750		\$40,050	(\$6,300)
December 2026 – Victoria	\$33,750		\$41,000	(\$7,250)
March 2027 – Electronic	\$33,750		\$2,875	\$30,875
Total:	\$101,250	\$2,875	\$86,800	\$11,575



Islands Trust

2026/27 Islands Trust Council and Committees Meeting Schedule

Meetings will be conducted electronically unless otherwise noted. The place where the public can see and hear the meetings is the boardroom, Islands Trust office at #200- 1627 Fort Street, Victoria, unless otherwise noted.

Visit the meeting calendar at <https://islandstrust.bc.ca/whats-happening/meetings-and-events/> then choose the meeting date to view the agenda, see start times, watch live, view meeting recordings and attend electronically by computer or phone-in through Zoom.

Islands Trust Council		Meeting Information
2026		
Tuesday - Thursday	June 16-18 th @ 1:00 p.m.	
Wednesday - Friday	September 9-11 th @ 1:00 p.m.	Last meeting of the current term
Thursday - Saturday	November 12-14 th @ 2:00 p.m.	Victoria - first meeting of the new term
Tuesday - Thursday	December 8-10 th @ 1:00 p.m.	Victoria
2027		
Tuesday - Thursday	March 9-11 th @ 1:00 p.m.	Galiano Island
Committee of the Whole		
Wednesday	May 13 th @ 9:00 a.m.	
Wednesday	July 22 nd @ 9:00 a.m.	
Wednesday	October 7 th @ 9:00 a.m.	
Wednesday	February 10 th , 2027 @ 9:00 a.m.	

Standing Committees and Islands Trust Conservancy Board

Accessibility Committee @ 6:30 p.m.: April 21, 2026, July 21, October 6 and January 26, 2027.

Financial Planning Committee @ 10:00 a.m.: May 27, 2026, August 19, October 15, December 2, January 27, 2027 and February 17.

Governance Committee @ 10:00 a.m.: April 29, 2026, July 15, October 8, November 25, and January 13, 2027.

Regional Planning Committee @ 10:00 a.m.: May 1, 2026, July 24, September 25, January 8, 2027 (SM) and February 5.

Trust Programs Committee @ 10:00 a.m.: April 16, 2026, May 7, July 23, January 7, 2027 (SM) and February 4.

Islands Trust Conservancy Board @ 10:00 a.m.: May 12, 2026, July 28, September 29, November 24, January 19, 2027 and March 16.

-----Original Message-----

From: Jo Ann Gainor <[REDACTED]>

Sent: Saturday, August 22, 2026 7:28 PM

To: information <information@islandstrust.bc.ca>

Subject: Bill 15

Dear Trustées - The Infrastructure Projects Act (Bill 15) is a looming threat to what our Island Trust stands for. Please request that the Province strike the Island Trust from this législation. This is one issue that will help me determine my voting in our upcoming Island Trust election.

Jo Ann Gainor. [REDACTED]. (20 year resident of Salt Spring.)

Sent from my iPad

From: mrs linda jeaurond <[REDACTED]>
Sent: Saturday, August 29, 2026 9:35 AM
To: Executive Admin
Cc: Jane Devonshire
Subject: Advancing the Density Without Demolition Framework – The Qualicum Beach Precedent

Please include this correspondence in the next Meeting Information Package / Agenda

To Islands Trust Executive Committee

cc: Jane Devonshire, co-founder VRCC

Subject: Advancing the Density Without Demolition Framework - The Qualicum Beach Precedent

Summary:

On [July 15, 2026](#), Qualicum Beach established a major precedent by passing a staff-supported resolution calling on the Province to modernize the BC Building Code for adaptive reuse and internal home conversions. We respectfully invite your committee to pass a matching resolution using our online [Turnkey Package](#).

Dear Chair and Executive Committee Members

We are writing to introduce the Density Without Demolition (DWD) framework to the Islands Trust, and to provide an update on provincial policy developments, alongside a high-level assessment by municipal planning professionals.

WHAT IS DENSITY WITHOUT DEMOLITION (DWD)?

Rooted in climate action, circular economy principles, and infrastructure efficiency, [DWD](#) unlocks existing, municipally serviced floor space - from

under-utilized homes to vacant commercial properties. It provides a parallel pathway that enhances provincial housing targets; it does not stop high-density.

Rather than forcing abrupt scale changes or widespread lot clearances, DWD acts as a practical planning tool to help fill the missing middle while terracing density outward from commercial centres and transit nodes into surrounding neighbourhoods. By adapting existing building envelopes, local governments can gently step density down from core area development while attempting to preserve established character, retain if not strengthen social interaction within neighbourhoods, and minimize the impact on local ecosystems.

Since its launch on May 7, the grassroots framework has secured regional media traction, including two syndicated Black Press Media commentaries (Addendum A).

WHY IT MATTERS: THE EVIDENCE & REGIONAL REALITIES

From a climate perspective, DWD drastically reduces total material waste, conserves embodied carbon, and lowers fossil energy throughput. As noted in municipal analysis for the City of Richmond (2024), in jurisdictions with low-carbon electricity grids like B.C., ***"embodied carbon emissions can be 2 to 4 times greater than those associated with operational energy use"*** as Step Code mandates bring operational emissions near zero (Addendum B).

Repeated UBCM policy resolutions have called on the Province for regulatory tools and strategies to divert construction and demolition waste from local landfills (Addendum C).

Unlocking built floor area targets the growing challenge of structural overhousing, where operational efficiency gains are wiped out by expanding per-capita square footage (Addendum D).

Adaptive reuse also directly addresses consumption-based emissions by keeping existing materials in the local loop - curbing waste, biodiversity loss, and resource extraction impacts - a priority reflected in local zero-waste frameworks and regional building guides (Addendum C).

As Sue Maxwell,

Chair of Zero Waste BC, notes:

"Including embodied emissions in decision-making ensures that climate actions will have the intended effect along with the co-benefits of reducing

waste and other environmental impacts. This systemic lens is needed rather than a piecemeal approach."

Recent analysis underscores the immediate financial and environmental ROI: Clean Energy Canada (May 2026) demonstrates that lower-carbon design optimization cuts embodied emissions by 30% while reducing construction costs by 12% in multi-unit projects (Addendum B).

Capturing this potential requires modernizing building regulations - following Ontario's proven Part 11 framework - to bypass infrastructure bottlenecks and deliver lower-cost housing rapidly (Addendum G).

By mobilizing private sector capital, DWD delivers market and below-market rental supply without requiring municipal land subsidies or excessive capital expenditure (Addendum E).

THE BUILDING CODE BARRIER & MUNICIPAL PRECEDENT

The City of Victoria initiated its Missing Middle Housing Initiative (MMHI) in 2019, ultimately adopting it in January 2023 alongside Council-initiated [Near-Term Measures to Encourage More Housing and Affordability](#).

The supporting background recognized that ongoing provincial and municipal measures:

"may take time to be implemented and provide results... In some cases, existing buildings and land can be better used to provide more housing, housing diversity and choice - expanding the continuum of housing options, and generating less waste and GHG emissions than the teardown-build cycle."

<https://pub-victoria.escribemeetings.com/FileStream.ashx?DocumentId=85743>

Consequently, Staff were directed to advance rapid solutions - described recently by a councillor as "very much in sync with DWD" (Addendum H). Later that year, when the Province adopted its Small-Scale, Multi-Unit Housing (SSMUH) legislation, modelled on Victoria's pre-zoning mandates, it omitted the crucial near-term counterpart legislation.

This leaves municipal housing conversion initiatives across B.C. - including in Victoria, Saanich, North Vancouver, and Vancouver (Addendum H) - unable to

reach their full potential due to a provincial building code tailored to new construction.

Regrettably, this regulatory barrier will persist under the Fall 2026 BC Building Code update. The new framework primarily focuses on garden suites, while continuing to restrict exemptions for existing buildings to projects with zero structural alterations (Addendum A).

Hope on the Horizon:

On July 15, 2026, the Town of Qualicum Beach acted to address this gap, passing a nearly unanimous motion titled "**Density Without Demolition**" following a notice of motion from Councillor Anne Skipsey, requesting provincial code updates to enable internal conversions and structural modifications. Citing demographic data where single- and two-person households (84.2% of the community) occupy 3+ bedroom homes, the Town established internal conversions as a core pillar of its [Ways to Attain Affordable Market Housing](#) (WAAMH) strategy (Addendum H).

Planning Staff Support:

Led by Qualicum Director of Planning Luke Sales - an experienced 15-year municipal veteran who co-led the provincial Development Approvals Process Review (DAPR-funded) [ADAPT](#) project to streamline local approvals - Staff stated support in writing:

"The Town encourages incremental density and the environmental benefits of adaptive reuse are clearly positive. Staff support the proposed resolution."

Your Invitation to Action

Now that the roadmap shared on May 10 has evolved from a grassroots policy proposal into an active municipal initiative, supported by professional staff analysis and council precedent, we respectfully invite your Council to consider passing a matching resolution to support the relevant components of the Qualicum Beach motion, and to forward a copy to the Minister of Housing and Municipal Affairs, UBCM, AVICC, and B.C. local governments.

To assist your staff, we have provided a [Turnkey Package for Councils](#). With municipal targets falling short on non-market and family-sized units despite upzoning, it's now obvious mandates alone will not deliver units fast enough. As provincial policy evolves across individual ministries, municipal

leadership and code modernization remain essential drivers to unlock building reuse.

It is significant that the Canadian Home Builders' Association (CHBA) reports that the renovation sector drives [57% of all residential construction employment.](#)

The province should use DWD to kick-start the economy, let seniors age in place, and help young people get a foot in the door, while reinvigorating our downtown cores and struggling centres/nodes, enabling safe, walkable communities for the benefit of those businesses and amenities left behind.

As this term draws to a close, we thank you for your leadership and invite you to join Qualicum Beach in advocating for modernized, resilient planning frameworks.

Respectfully submitted,

Linda Jeaurond

View Royal, BC

On behalf of the View Royal Climate Coalition (VRCC) est. 2019 core team.

<https://www.viewroyalclimatecoalition.ca/>

Recent Developments:

1/ Mayor Rob Douglas kindly informed VRCC that North Cowichan officially passed a motion on August 19 authorizing him to write a letter encouraging the Province to explore our Density Without Demolition (DWD) proposal. He hopes to send the letter out in the next few days.

2/ View Royal Councillor Don Brown kindly advised VRCC of his notice of motion for Sept 1:

“Review of BC Regulations to Support Building Renewal - Councillor Brown

[Review of BC Regulations to Support Building Renewal - Councillor Brown](#)

Recommendation:

THAT Council authorize Mayor Sid Tobias to write a letter to the Province of BC encouraging a review of the BC Building Code, Local Government Act, and related regulations to identify opportunities that encourage renovation, adaptive reuse, and building renewal while maintaining appropriate health and safety standards.”

<https://viewroyalbc.civicweb.net/filepro/documents/?preview=88622>

3/ DWD received a formal, high-level letter of support from [Circular Construction Canada \(CCC\)](#) - an industry-backed initiative operated by the national non-profit Generate Canada. The program is heavily focused on eliminating building waste and reducing carbon emissions through material reuse:

“On behalf of Circular Construction Canada (CCC), I am pleased to express our support for the Density Without Demolition (DWD) initiative. The DWD approach aligns strongly with CC's mandate to accelerate the adoption of circular strategies across Canada's built environment-particularly approaches that extend the life of existing buildings, avoid unnecessary demolition, and create new housing and community value from existing assets and resources. We believe that increasing housing supply does not have to mean defaulting to demolition and new construction.”

https://docs.google.com/document/d/1OuD2DLZil5R6Lr_OO4IVRK5JPqfk2tZn/edit?usp=drivesdk&oid=101451123047284028722&rtpof=true&sd=true

Research shared with VRCC by CCC:

- [Adaptive reuse surge: Office-to-residential projects nearly quadruple since 2022](#)
- [Opportunities, not burdens: CAHP says adaptive reuse can cost less than new construction](#)
- [The Case for Conversions \(CUI\) Canadian Urban Institute](#)
- [CAHP's Unlocking the Value of Existing Building \(2026\)](#)
- [Opportunities, not burdens: CAHP says adaptive reuse can cost less than new construction](#)

<https://canada.constructconnect.com/dcn/news/projects/2026/06/opportunities-not-burdens-cahp-says-adaptive-reuse-can-cost-less-than-new-construction>

- CCC has a major initiative focused on [adaptive reuse of existing buildings](#), developing 8 detailed case studies on adaptive reuse in Canada, a practical industry guide, and toolkit. These will be published in early 2027

ADDENDUM INDEX

- Addendum A: Regional Media Coverage & Intergovernmental Submissions
 - Addendum B: Embodied Carbon Science & Life-Cycle Assessment (LCA)
 - Addendum C: Circular Economy, Zero-Waste Mandates & UBCM Alignment
 - Addendum D: Structural Overhousing & IPCC Floor Area Science
 - Addendum E: Demographic Datasets & Economic Viability
 - Addendum F: Hard Municipal Utility & Infrastructure Constraints
 - Addendum G: Building Code Modernization (Ontario Part 11 Comparison)
 - Addendum H: Municipal Resolutions & Policy Frameworks
-

ADDENDUM A: Regional Media Coverage & Intergovernmental Submissions

I. Regional Media Coverage & Public Record

Black Press Media Syndication: Two VRCC op-ed length commentaries published across regional outlets (Victoria News, Oak Bay News, Goldstream Gazette):

May 16, 2026: "Greater Victoria can't bulldoze its way out of a housing crisis"

<https://vicnews.com/2026/05/16/letter-greater-victoria-cant-bulldoze-its-way-out-of-a-housing-crisis/>

July 4, 2026: "Flexibility is key to unlocking B.C.'s affordable housing plans"

<https://saanichnews.com/2026/07/04/letter-flexibility-is-key-to-unlocking-b-c-s-affordable-housing-plans/>

Core Media Policy Arguments: Social Equity, Affordability, Ecological Protection.

Qualicum Beach Coverage (July 24, 2026): Parksville Qualicum News reported on Council's vote ("Qualicum Beach council supports 'Density Without Demolition'"):

"Town staff expressed support for the proposal, noting Qualicum Beach already encourages incremental density and the environmental benefits of adaptive reuse are well-established."

The resolution, town planner Luke Sales said, "request that the province review opportunities to encourage renovation, adaptive reuse, and building renewal. So, it's encouraging the province to do the due diligence."

<https://pqbnnews.com/2026/07/24/qualicum-beach-council-supports-density-without-demolition/>

DWD Open Letter Reference: Published on the Creatively United Platform for permanent public policy documentation:

<https://creativelyunited.org/open-letter-density-without-demolition-a-politically-viable-solution-for-climate-and-housing-resilience/>

II. Ministry Correspondence

VRCC Follow-Up to the Ministry of Housing (July 2026)

Density Without Demolition Provincial Follow-Up Correspondence - detailing the Ministry's full response and our reply on how structural alterations continue to trigger cost-prohibitive Part 3 commercial code rules:

https://docs.google.com/document/d/1Mel-pt_D-66YE0YF0_ghNDOv5laac5zGYTqZIEBRddE/edit?usp=drivesdk

Excerpts from a 2022 provincial briefing note show that many homeowners refuse to build suites to avoid becoming RTA landlords:
The narrow Fall 2026 BC Building Code update provides the targeted administrative fix - removing mandatory main-house upgrades so homeowners can strata-title and sell backyard infill instead:

Date Decision Required: April 19, 2022

MINISTRY OF ATTORNEY GENERAL

OFFICE OF HOUSING AND CONSTRUCTION STANDARDS

HOUSING POLICY BRANCH DECISION BRIEFING NOTE

PURPOSE: For DECISION of David Eby, QC

Attorney General and Minister Responsible for Housing

ISSUE:

Secondary Suites/Accessory Dwelling Units Homeowner Survey

DISCUSSION:

Increasing the supply of secondary suites/ADUs as affordable long-term housing could help the Province to reach its goal of creating 114,000 affordable housing units, with lower levels of direct public investment per unit compared to other housing supply programs.

Homeowner Considerations

Regardless of the local government policies in a given community, creating a secondary suite or ADU is the decision of a private homeowner and is influenced by behavioural and cost factors:

- Landlord-tenant issues create higher risks for homeowners because they share a property and are bound by the Residential Tenancy Act. Anecdotally, it has been reported that potential landlords are concerned that they cannot evict a tenant except under very limited circumstances, so this may be a disincentive to secondary suite creation.

Source: B.C. Ministry of Attorney General & Office of Housing and Construction Standards, Decision Briefing Note CLIFF 622908 (Secondary Suites/Accessory Dwelling Units Homeowner Survey), approved April 22, 2022. Released under FOI Request. Page 8

https://docs.openinfo.gov.bc.ca/Response_Package_MAG-2022-21865.pdf

ADDENDUM B: Embodied Carbon Science & Life-Cycle Assessment (LCA)

I. Upfront Emissions & Life-Cycle Science

The Embodied Carbon Shift (City of Richmond, 2024): As step codes reduce operational building emissions, embodied carbon (material extraction, manufacturing, construction) will account for over 50% of new building emissions through 2050.

"In the context of European building emissions, operational carbon emissions typically represent less than 49% of a building's total emissions and embodied carbon emissions account for more than 51% of the total emissions... In countries with low-carbon energy grids, such as Denmark or France, embodied carbon emissions can be 2–4 times greater than those associated with operational energy use."

— City of Richmond, "Reducing Embodied Carbon in the Built Environment" (2024)

https://www.richmond.ca/_shared/assets/3-_Reducing_Embodied_Carbon_in_the_Built_Environment72285.pdf

The Teardown Emissions Spike: Full-lot demolitions immediately dump tons of embodied carbon into regional landfills while generating high demand for new high-emissions concrete, steel, and timber.

American Institute of Architects (AIA) Benchmarks & ROI: 50%–75% Emission Reduction: Life-cycle assessments confirm structural retention cuts embodied carbon by 50–75% vs. full rebuilds, avoiding 30–50 year carbon payback delays: https://www.aia.org/sites/default/files/2024-12/AIA_NTTP_Building_Reuse_42_0.pdf
https://living-future.org/wp-content/uploads/2022/05/The_Greenest_Building.pdf

Policy Imperative: The AIA cautions: "It is imperative that embodied carbon becomes a focus of emission reductions within the industry."
<https://www.aia.org/resource-center/roi-designing-reduced-embodied-carbon>

II. National Research:

Clean Energy Canada (May 2026): The Build Canada Clean report confirms across Canadian case studies that lower-carbon design cuts embodied emissions by 30% while reducing multi-unit residential construction costs by 12%:

"This report...extends the analysis to public infrastructure, including roads and water systems. It finds that lower-carbon materials can

generally be procured at no or marginal cost increases, and that many of these materials are already made in Canada”

<https://cleanenergycanada.org/report/build-canada-clean>

ADDENDUM C: Circular Economy, Zero-Waste Mandates & UBCM Alignment

I. Regional Alignment with Zero-Waste & Circular Economy

- Circular Priorities: Reusing existing building envelopes aligns directly with zero-waste mandates across B.C., keeping heavy construction debris out of regional landfills.

- Embodied Emissions Guidance: Mirrors B.C. municipal guidance - developed by the Community Energy Association alongside Whistler and Squamish - which places building repurposing and refurbishment at the top of the building emissions hierarchy:

https://docs.communityenergy.ca/wp-content/uploads/Embodied-Emissions-Guide_Final.pdf

- Highest Equipment Efficiency Standard: Supports transitioning to zero-emission heat pumps at end-of-life equipment replacement to eliminate fossil fuel lock-in during building retrofits.

- Future Weather Files: Advocates integrating projected climate data into building codes so cooling and thermal resilience standards reflect future extreme heat realities rather than historical averages.

II. UBCM Policy Resolutions and Provincial Response:

Policy Alignment: Matches repeated UBCM resolutions asking the Province for policy tools to divert demolition waste:

2010-B90 (Demolition Waste): <https://www.ubcm.ca/convention-resolutions/resolutions/resolutions-database/extended-producer-responsibility>

2021-NR35 (City of Nanaimo): <https://www.ubcm.ca/convention-resolutions/resolutions/resolutions-database/province-wide-strategy-manage-construction>

2022-EB51 (Comox Valley RD)

Provincial Response - Ministry of Environment and Climate Change Strategy:

“The Province recognizes that construction and building demolition is a large source of the waste currently disposed of in landfills. A number of recent updated regional solid waste management plans have included new actions to help address construction, renovation and demolition CRD debris, and the Province is supportive of the innovative approaches adopted by local governments...Local government perspectives will be key to any future engagement on this topic.”

<https://www.ubcm.ca/convention-resolutions/resolutions/resolutions-database/construction-and-demolition-waste>

ADDENDUM D: Structural Overhousing & IPCC Floor Area Science

I. IPCC Benchmarks & Floor Area Dynamics

IPCC Benchmark (2022, WG III, Ch. 9): Global operational efficiency gains have been almost entirely wiped out by historical increases in per-capita floor area:

"In most regions, historical improvements in efficiency have been approximately matched by growth in floor area per capita."

https://www.ipcc.ch/report/ar6/wg3/downloads/report/IPCC_AR6_WGIII_TechnicalSummary.pdf

The 12-Million Bedroom Opportunity: The Victoria Climate Action Team endorsed DWD as a creative compassionate solution to address Canada's 12 million empty bedrooms:

"A resource that, if unlocked, could help close the housing supply gap by 2030."

<https://docs.google.com/document/d/1OFqUK8G1HJ-PETPQXIZph2rqb36UQhP0bX1Hnlg3dcY/edit?usp=drivesdk>

Overhousing Dynamics: R-LABS research shows 12.3 million vacant bedrooms exist nationwide, compared to 2.09 million bedrooms needed to resolve underhousing:

“We know that many households in Canada are living in underhoused environments, but what’s more surprising is that overhousing is a far more common occurrence. Based on the 2016 Census Data, there are 12.3M vacant bedrooms across Canada – compared to the 2.09M bedrooms needed to help solve underhousing.”

<https://rlabs.ca/overhousing-underhousing-in-canadian-real-estate/>

ADDENDUM E: Demographic Datasets & Economic Viability

I. Regional Demographic Datasets

- Structural Overhousing Mismatch: Vancouver: 66.8% of households are 1–2 people; 55%+ of homes contain 3 to 4+ bedrooms:

<https://www.point2homes.com/CA/Demographics/BC/Vancouver-Demographics.html>

- Surrey: 50.1% of households are 1–2 people; 82.2% of homes contain 3+ bedrooms: <https://www.point2homes.com/CA/Demographics/BC/Surrey-Demographics.html>

- Burnaby: 62.1% of households are 1–2 people; 72.8% of homes contain 2–4+ bedrooms:

<https://www.point2homes.com/CA/Demographics/BC/Burnaby-Demographics.html>

- Qualicum Beach: 84.2% of households are 1–2 people; predominantly occupying 3+ bedroom homes:

<https://www.point2homes.com/CA/Demographics/BC/Qualicum-Beach-Demographics.html>

- Saanich: 64%+ of households are 1-2 people; 86%+ of homes contain 2-4+ bedrooms: <https://www.point2homes.com/CA/Demographics/BC/Saanich-Demographics.html>

- North Cowichan: 69.7% of households are 1–2 people; 90.1% of homes contain 2-4+ bedrooms (Statistics Canada 2021 Profile).

- Southern Gulf Islands: 83.6% of households are 1–2 people; 85.0% of homes contain 2–4+ bedrooms: (Statistics Canada 2021 Profile)

II. National Conversion Economics

CMHC Conversion Data: Canada Mortgage and Housing Corporation reports:

“More than half of Toronto’s missing middle housing came from conversions. Conversions are an important source of faster, lower-cost additions to the housing supply by repurposing existing buildings.”

<https://www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/market-reports/housing-market/housing-supply-report>

ADDENDUM F: Hard Municipal Utility & Infrastructure Constraints

I. Utility Capacity Limits: North Cowichan Case Study

The 6,000-Unit Stoppage: 6,000 proposed residential units in North Cowichan are delayed or frozen due to hard utility capacity limits in water pressure, fire flow, and sewer main capacity:

<https://chemainusvalleycourier.ca/2025/03/19/development-demands-beyond-infrastructures-ability-to-cope-north-cowichan-cao/>

II. Infrastructure Engineering Constraints

Municipal Engineering Fire Flow Data:

Engineering data presented by staff at the June 2026 PIBC Conference ("Bill 44 & the Infrastructure Timebomb") reveals why ground-up developments can hit municipal roadblocks. Ground-up wood rebuilds require up to 5 times more water pressure (Figure 1 & 2 Exhibits).

ADDENDUM G: Building Code Mechanics & The Ontario Part 11 Model

I. The Current BC Building Code Barrier

Fall 2026 Code Gap: The upcoming update limits exemptions strictly to projects where ***"no work is being done on the existing building,"*** leaving structural conversions trapped under full new-build rules, per provincial correspondence:

https://docs.google.com/document/d/1Mel-pt_D-66YE0YF0_ghNDOv5laac5zGYTqZIEBRddE/edit?usp=drivesdk

II. Performance-Based Alternatives: Ontario Part 11 Model

Proven Performance Standard: Ontario’s Building Code uses "Part 11: Renovations" to regulate structural alterations for existing buildings (5+ years old) without triggering ground-up mandates.

Evaluates Life Safety, Fire Protection, and Structural Adequacy:

“The performance level after construction cannot be less than the performance level prior to construction. If the performance level is reduced then compensating construction is required.”

<https://inengineering.ca/renovating/>

Ontario Building Code (OBC) Online – Section 11.5. Compliance Alternatives
<https://www.buildingcode.online/2255.html>

Multi-Tenant Housing

Ontario Building Code Evaluation Report

(2024) Prepared for: City of Toronto, Toronto Building:

<https://www.toronto.ca/wp-content/uploads/2024/12/92a1-MultiTenant-FINAL-Code-Report.pdf>

ADDENDUM H: Municipal Resolutions & Policy Frameworks

I. City of Victoria Motion (Adopted Jan 19–26, 2023)

Official Document: Near-term Measures to Encourage More Housing and Affordability (Sponsors: Cllrs. Thompson & Loughton):

<https://pub-victoria.escribemeetings.com/FileStream.ashx?DocumentId=85743>

II. Town of Qualicum Beach Resolution (July 15, 2026)

Context: Adopted under the Town’s Ways to Attain Affordable Market Housing (WAAMH) initiative: <https://qualicumbeach.com/waamh/>

Full Resolution Text:

Councillor Skipsey Notice of Motion | Density Without Demolition

WHEREAS adding density without demolition through internal conversion of existing homes could be an important component of the Town's Ways to Attain Affordable Market Housing (WAAMH) initiative by providing the opportunity to deliver needed housing with greater affordability and a lower impact on the environment, infrastructure and neighbourhoods; and WHEREAS specific demographic data shows that single and two-person households account for 84.2% of households in Qualicum Beach (one-person households make up 29.3% of all homes, 54.9% are shared by two people, three-person households represent 8%, and homes with four or more people account for 7.8% of the total 4,435 households); and

WHEREAS the Town's Environment & Sustainability Committee has already made recommendations to Council [in Table 2 of the Climate Mitigation Action] to "Adopt policies for low embodied emissions" by incentivizing renovation, deconstruction and salvage over demolition and to "Promote compact and efficient land use" by increasing density through auxiliary dwellings, secondary suites, garage conversions, and splitting of existing houses into two units, etc. and incentivize these density changes through property tax incentives, reduced setback, increased floor space ration, expedited approvals, etc.;

THEREFORE BE IT RESOLVED THAT Council endorses the principle of preserving existing housing, reducing construction waste, lowering greenhouse gas emissions, and encouraging cost-effective redevelopment and adaptive reuse of existing buildings;

AND FURTHER THAT Council advocates for and supports a balanced, common-sense approach to existing buildings that recognizes the significant cost differences between renovation and new construction and permits flexibility where equivalent safety outcomes can be achieved;

AND FURTHER THAT Council requests the Province of British Columbia review the BC Building Code, Local Government Act, and related regulations to identify opportunities that encourage renovation, adaptive reuse, and building renewal while maintaining appropriate health and safety standards;

AND FURTHER THAT a copy of this resolution be forwarded to the Minister of Housing and Municipal Affairs, the Union of BC Municipalities, and AVICC for their information.

Staff Comment:

The Town encourages incremental density and the environmental benefits of adaptive

reuse are clearly positive. Staff support the proposed resolution.

https://qualicumbeach.com/preview/?file_path=Council%20Agendas/2026%20Council%20Agendas/July%2015%2C%202026%2C%20Regular%20Council%20Agenda.pdf

July 15, 2026, Regular Council Meeting - YouTube Qualicum Beach

<https://www.youtube.com/watch?v=SfhB5x2knEM>

III. Other Municipal Conversion Frameworks

District of Saanich (SSMUH & Conversion Framework):

- Permitted flexible infill: Removed owner-occupancy rules.
- Waived strata restrictions (removed the 4% rental vacancy rule for SSMUH, allowing converted units to be individually owned).

https://www.saanich.ca/assets/Local~Government/Documents/strata_appl.pdf

<https://www.saanich.ca/EN/main/local-government/development-applications/ssmuh.html>

City of North Vancouver (Ground-Oriented Housing & GO Zone Framework):

- Permitted Conversion & Stratification Streams: Explicitly accepts single application forms for interior/exterior retrofits, suite-to-duplex conversions, building additions, and stratification.
- Unified Application Process: Streamlines review by combining Development Permit guidelines, Zoning, and Building Code compliance into a single integrated permit application form.

<https://www.cnv.org/Business-Development/Permits-Inspections/Building-Permits/Ground-Oriented-Housing>

City of Vancouver (Character Home Retention & Heritage Conversion Dwellings)

- Density Incentives: Grants bonus Floor Space Ratio (FSR) to property owners who retain pre-1940 character homes instead of demolishing them.
- MCDs & Infill: Permits single-family lots to be converted internally into Multiple Conversion Dwellings (MCDs) alongside building a detached rear-yard infill unit.
- Strata Conversion: Enables individual strata-titling and sale of converted suites and infill units, provided a full building upgrade is completed to satisfy the *Strata Property Act*.

<https://vancouver.ca/home-property-development/retain-your-character-house.aspx>

[Figures 1 & 2]

Visual Exhibit / Conference Presentation Data.

Source: Planning Institute of B.C. Conference Presentation – Fire Flow and Infrastructure Capacity Constraints (Shared via conference attendee)

Please include this correspondence in the next Meeting Information Package / Agenda

To Islands Trust Executive Committee

cc: Jane Devonshire, co-founder VRCC

Subject: Advancing the Density Without Demolition Framework - The Qualicum Beach Precedent

Summary:

On [July 15, 2026](#), Qualicum Beach established a major precedent by passing a staff-supported resolution calling on the Province to modernize the BC Building Code for adaptive reuse and internal home conversions. We respectfully invite your committee to pass a matching resolution using our online [Turnkey Package](#).

Dear Chair and Executive Committee Members

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We are writing to introduce the Density Without Demolition (DWD) framework to the Islands Trust, and to provide an update on provincial policy developments, alongside a high-level assessment by municipal planning professionals.

WHAT IS DENSITY WITHOUT DEMOLITION (DWD)?

Rooted in climate action, circular economy principles, and infrastructure efficiency, [DWD](#) unlocks existing, municipally serviced floor space - from under-utilized homes to vacant commercial properties. It provides a parallel pathway that enhances provincial housing targets; it does not stop high-density.

Rather than forcing abrupt scale changes or widespread lot clearances, DWD acts as a practical planning tool to help fill the missing middle while terracing density outward from commercial centres and transit nodes into surrounding neighbourhoods. By adapting existing building envelopes, local governments can gently step density down from core area development while attempting to preserve established character, retain if not strengthen social interaction within neighbourhoods, and minimize the impact on local ecosystems.

Since its launch on May 7, the grassroots framework has secured regional media traction, including two syndicated Black Press Media commentaries (Addendum A).

WHY IT MATTERS: THE EVIDENCE & REGIONAL REALITIES

From a climate perspective, DWD drastically reduces total material waste, conserves embodied carbon, and lowers fossil energy throughput. As noted in municipal analysis for the City of Richmond (2024), in jurisdictions with low-carbon electricity grids like B.C., ***"embodied carbon emissions can be 2 to 4 times greater than those associated with operational energy use"*** as Step Code mandates bring operational emissions near zero (Addendum B).

Repeated UBCM policy resolutions have called on the Province for regulatory tools and strategies to divert construction and demolition waste from local landfills (Addendum C).

Unlocking built floor area targets the growing challenge of structural overhousing, where operational efficiency gains are wiped out by expanding per-capita square footage (Addendum D).

Adaptive reuse also directly addresses consumption-based emissions by keeping existing materials in the local loop - curbing waste, biodiversity loss, and resource extraction impacts - a priority reflected in local zero-waste frameworks and regional building guides (Addendum C).

As Sue Maxwell,

Chair of Zero Waste BC, notes:

"Including embodied emissions in decision-making ensures that climate actions will have the intended effect along with the co-benefits of reducing waste and other environmental impacts. This systemic lens is needed rather than a piecemeal approach."

Recent analysis underscores the immediate financial and environmental ROI: Clean Energy Canada (May 2026) demonstrates that lower-carbon design optimization cuts embodied emissions by 30% while reducing construction costs by 12% in multi-unit projects (Addendum B).

Capturing this potential requires modernizing building regulations - following Ontario's proven Part 11 framework - to bypass infrastructure bottlenecks and deliver lower-cost housing rapidly (Addendum G).

By mobilizing private sector capital, DWD delivers market and below-market rental supply without requiring municipal land subsidies or excessive capital expenditure (Addendum E).

THE BUILDING CODE BARRIER & MUNICIPAL PRECEDENT

The City of Victoria initiated its Missing Middle Housing Initiative (MMHI) in 2019, ultimately adopting it in January 2023 alongside Council-initiated [Near-Term Measures to Encourage More Housing and Affordability](#).

The supporting background recognized that ongoing provincial and municipal measures:

"may take time to be implemented and provide results... In some cases, existing buildings and land can be better used to provide more housing, housing diversity and choice - expanding the continuum of housing options, and generating less waste and GHG emissions than the teardown-build cycle."

<https://pub-victoria.escribemeetings.com/FileStream.ashx?DocumentId=85743>

Consequently, Staff were directed to advance rapid solutions - described recently by a councillor as "very much in sync with DWD" (Addendum H). Later that year, when the Province adopted its Small-Scale, Multi-Unit Housing (SSMUH) legislation, modelled on Victoria's pre-zoning mandates, it omitted the crucial near-term counterpart legislation.

This leaves municipal housing conversion initiatives across B.C. - including in Victoria, Saanich, North Vancouver, and Vancouver (Addendum H) - unable to reach their full potential due to a provincial building code tailored to new construction.

Regrettably, this regulatory barrier will persist under the Fall 2026 BC Building Code update. The new framework primarily focuses on garden suites, while continuing to restrict exemptions for existing buildings to projects with zero structural alterations (Addendum A).

Hope on the Horizon:

On July 15, 2026, the Town of Qualicum Beach acted to address this gap, passing a nearly unanimous motion titled "**Density Without Demolition**" following a notice of motion from Councillor Anne Skipsey, requesting provincial code updates to enable internal conversions and structural modifications. Citing demographic data where single- and two-person households (84.2% of the community) occupy 3+ bedroom homes, the Town established internal conversions as a core pillar of its [Ways to Attain Affordable Market Housing](#) (WAAMH) strategy (Addendum H).

Planning Staff Support:

Led by Qualicum Director of Planning Luke Sales - an experienced 15-year municipal veteran who co-led the provincial Development Approvals Process Review (DAPR-funded) [ADAPT](#) project to streamline local approvals - Staff stated support in writing:

"The Town encourages incremental density and the environmental benefits of adaptive reuse are clearly positive. Staff support the proposed resolution."

Your Invitation to Action

Now that the roadmap shared on May 10 has evolved from a grassroots policy proposal into an active municipal initiative, supported by professional staff analysis and council precedent, we respectfully invite your Council to consider passing a matching resolution to support the relevant components of the Qualicum Beach motion, and to forward a copy to the Minister of Housing and Municipal Affairs, UBCM, AVICC, and B.C. local governments. To assist your staff, we have provided a [Turnkey Package for Councils](#).

With municipal targets falling short on non-market and family-sized units despite upzoning, it's now obvious mandates alone will not deliver units fast enough. As provincial policy evolves across individual ministries, municipal leadership and code modernization remain essential drivers to unlock building reuse.

It is significant that the Canadian Home Builders' Association (CHBA) reports that the renovation sector drives [57% of all residential construction employment](#). The province should use DWD to kick-start the economy, let seniors age in place, and help young people get a foot in the door, while reinvigorating our downtown cores and struggling centres/nodes, enabling safe, walkable communities for the benefit of those businesses and amenities left behind.

As this term draws to a close, we thank you for your leadership and invite you to join Qualicum Beach in advocating for modernized, resilient planning frameworks.

Respectfully submitted,

Linda Jeaurond
View Royal, BC

On behalf of the View Royal Climate Coalition (VRCC) est. 2019 core team.

<https://www.viewroyalclimatecoalition.ca/>

Recent Developments:

1/ Mayor Rob Douglas kindly informed VRCC that North Cowichan officially passed a motion on August 19 authorizing him to write a letter encouraging the Province to explore our Density Without Demolition (DWD) proposal. He hopes to send the letter out in the next few days.

2/ View Royal Councillor Don Brown kindly advised VRCC of his notice of motion for Sept 1:

"

2. Review of BC Regulations to Support Building Renewal

- Councillor Brown

Review of BC Regulations to Support Building Renewal

- Councillor Brown

Recommendation:

THAT Council authorize Mayor Sid Tobias to write a letter to the Province of BC encouraging a review of the BC Building Code, Local Government Act, and related regulations to identify opportunities that encourage renovation, adaptive reuse, and building renewal while maintaining appropriate health and safety standards.”

<https://viewroyalbc.civicweb.net/filepro/documents/?preview=88622>

3/ DWD received a formal, high-level letter of support from Circular Construction Canada (CCC) - an industry-backed initiative operated by the national non-profit Generate Canada. The program is heavily focused on eliminating building waste and reducing carbon emissions through material reuse:

“On behalf of Circular Construction Canada (CCC), I am pleased to express our support for the Density Without Demolition (DWD) initiative.

The DWD approach aligns strongly with CC's mandate to accelerate the adoption of circular strategies across Canada's built environment-particularly approaches that extend the life of existing buildings, avoid unnecessary demolition, and create new housing and community value from existing assets and resources. We believe that increasing housing supply does not have to mean defaulting to demolition and new construction.”

https://docs.google.com/document/d/1OuD2DLZil5R6Lr_OO4IVRK5JPqfk2tZn/edit?usp=drivesdk&oid=101451123047284028722&rtpof=true&sd=true

Research shared with VRCC by CCC:

- [Adaptive reuse surge: Office-to-residential projects nearly quadruple since 2022](#)
- [Opportunities, not burdens: CAHP says adaptive reuse can cost less than new construction](#)
- [The Case for Conversions \(CUI\)](#) Canadian Urban Institute
- [CAHP's Unlocking the Value of Existing Building \(2026\)](#)

- Opportunities, not burdens: CAHP says adaptive reuse can cost less than new construction
<https://canada.constructconnect.com/dcn/news/projects/2026/06/opportunities-not-burdens-cahp-says-adaptive-reuse-can-cost-less-than-new-construction>
- CCC has a major initiative focused on [adaptive reuse of existing buildings](#), developing 8 detailed case studies on adaptive reuse in Canada, a practical industry guide, and toolkit. **These will be published in early 2027**

ADDENDUM INDEX

- Addendum A: Regional Media Coverage & Intergovernmental Submissions
 - Addendum B: Embodied Carbon Science & Life-Cycle Assessment (LCA)
 - Addendum C: Circular Economy, Zero-Waste Mandates & UBCM Alignment
 - Addendum D: Structural Overhousing & IPCC Floor Area Science
 - Addendum E: Demographic Datasets & Economic Viability
 - Addendum F: Hard Municipal Utility & Infrastructure Constraints
 - Addendum G: Building Code Modernization (Ontario Part 11 Comparison)
 - Addendum H: Municipal Resolutions & Policy Frameworks
-

ADDENDUM A: Regional Media Coverage & Intergovernmental Submissions

I. Regional Media Coverage & Public Record

Black Press Media Syndication: Two VRCC op-ed length commentaries published across regional outlets (Victoria News, Oak Bay News, Goldstream Gazette):

May 16, 2026: "Greater Victoria can't bulldoze its way out of a housing crisis"

<https://vicnews.com/2026/05/16/letter-greater-victoria-cant-bulldoze-its-way-out-of-a-housing-crisis/>

July 4, 2026: "Flexibility is key to unlocking B.C.'s affordable housing plans"

<https://saanichnews.com/2026/07/04/letter-flexibility-is-key-to-unlocking-b-c-s-affordable-housing-plans/>

Core Media Policy Arguments: Social Equity, Affordability, Ecological Protection.

Qualicum Beach Coverage (July 24, 2026): Parksville Qualicum News reported on Council's vote ("Qualicum Beach council supports 'Density Without Demolition'"):

"Town staff expressed support for the proposal, noting Qualicum Beach already encourages incremental density and the environmental benefits of adaptive reuse are well-established.

The resolution, town planner Luke Sales said, "request that the province review opportunities to encourage renovation, adaptive reuse, and building renewal. So, it's encouraging the province to do the due diligence."

<https://pqbnews.com/2026/07/24/qualicum-beach-council-supports-density-without-demolition/>

DWD Open Letter Reference: Published on the Creatively United Platform for permanent public policy documentation:

<https://creativelyunited.org/open-letter-density-without-demolition-a-politically-viable-solution-for-climate-and-housing-resilience/>

II. Ministry Correspondence

VRCC Follow-Up to the Ministry of Housing (July 2026)

Density Without Demolition Provincial Follow-Up Correspondence - detailing the Ministry's full response and our reply on how structural alterations continue to trigger cost-prohibitive Part 3 commercial code rules:

https://docs.google.com/document/d/1Mel-pt_D-66YE0YF0_ghNDOv5laac5zGYTqZIEBRddE/edit?usp=drivesdk

Excerpts from 2022 provincial briefing note show that many homeowners refuse to build suites to avoid becoming RTA landlords: The narrow Fall 2026 BC Building Code update provides the targeted administrative fix - removing mandatory main-house upgrades so homeowners can strata-title and sell backyard infill instead:

Date Decision Required: April 19, 2022
MINISTRY OF ATTORNEY GENERAL
OFFICE OF HOUSING AND CONSTRUCTION STANDARDS
HOUSING POLICY BRANCH DECISION BRIEFING NOTE
PURPOSE: For DECISION of David Eby, QC
Attorney General and Minister Responsible for Housing
ISSUE:
Secondary Suites/Accessory Dwelling Units Homeowner Survey

DISCUSSION:

Increasing the supply of secondary suites/ADUs as affordable long-term housing could help the Province to reach its goal of creating 114,000 affordable housing units, with lower levels of direct public investment per unit compared to other housing supply programs.

Homeowner Considerations

Regardless of the local government policies in a given community, creating a secondary suite or ADU is the decision of a private homeowner and is influenced by behavioural and cost factors:

“Landlord-tenant issues create higher risks for homeowners because they share a property and are bound by the Residential Tenancy Act. Anecdotally, it has been reported that potential landlords are concerned that they cannot evict a tenant except under very limited circumstances, so this may be a disincentive to secondary suite creation.”

https://docs.openinfo.gov.bc.ca/Response_Package_MAG-2022-21865.pdf

ADDENDUM B: Embodied Carbon Science & Life-Cycle Assessment (LCA)

I. Upfront Emissions & Life-Cycle Science

The Embodied Carbon Shift (City of Richmond, 2024): As step codes reduce operational building emissions, embodied carbon (material extraction, manufacturing, construction) will account for over 50% of new building emissions through 2050.

"In the context of European building emissions, operational carbon emissions typically represent less than 49% of a building's total emissions and embodied carbon emissions account for more than 51% of the total emissions... In countries with low-carbon energy grids, such as Denmark or France, embodied carbon emissions can be 2–4 times greater than those associated with operational energy use."

— City of Richmond, "Reducing Embodied Carbon in the Built Environment" (2024)

https://www.richmond.ca/_shared/assets/3-Reducing_Embodied_Carbon_in_the_Built_Environment72285.pdf

The Teardown Emissions Spike: Full-lot demolitions immediately dump tons of embodied carbon into regional landfills while generating high demand for new high-emissions concrete, steel, and timber.

American Institute of Architects (AIA) Benchmarks & ROI: 50%–75% Emission Reduction: Life-cycle assessments confirm structural retention cuts embodied carbon by 50–75% vs. full rebuilds, avoiding 30–50 year carbon payback delays: https://www.aia.org/sites/default/files/2024-12/AIA_NTHP_Building_Reuse_42_0.pdf
https://living-future.org/wp-content/uploads/2022/05/The_Greenest_Building.pdf

Policy Imperative: The AIA cautions: "It is imperative that embodied carbon becomes a focus of emission reductions within the industry." <https://www.aia.org/resource-center/roi-designing-reduced-embodied-carbon>

II. National Research:

Clean Energy Canada (May 2026): The Build Canada Clean report confirms across Canadian case studies that lower-carbon design cuts embodied emissions by 30% while reducing multi-unit residential construction costs by 12%:

"This report...extends the analysis to public infrastructure, including roads and water systems. It finds that lower-carbon materials can generally be procured at no or marginal cost increases, and that many of these materials are already made in

Canada" <https://cleanenergycanada.org/report/build-canada-clean>

ADDENDUM C: Circular Economy, Zero-Waste Mandates & UBCM Alignment

I. Regional Alignment with Zero-Waste & Circular Economy

- Circular Priorities: Reusing existing building envelopes aligns directly with zero-waste mandates across B.C., keeping heavy construction debris out of regional landfills.
- Embodied Emissions Guidance: Mirrors B.C. municipal guidance - developed by the Community Energy Association alongside Whistler and Squamish - which places building repurposing and refurbishment at the top of the building emissions hierarchy:

https://docs.communityenergy.ca/wp-content/uploads/Embodied-Emissions-Guide_Final.pdf

- Highest Equipment Efficiency Standard: Supports transitioning to zero-emission heat pumps at end-of-life equipment replacement to eliminate fossil fuel lock-in during building retrofits.
- Future Weather Files: Advocates integrating projected climate data into building codes so cooling and thermal resilience standards reflect future extreme heat realities rather than historical averages.

II. UBCM Policy Resolutions and Provincial Response:

Policy Alignment: Matches repeated UBCM resolutions asking the Province for policy tools to divert demolition waste:

2010-B90 (Demolition Waste): <https://www.ubcm.ca/convention-resolutions/resolutions/resolutions-database/extended-producer-responsibility>

2021-NR35 (City of Nanaimo): <https://www.ubcm.ca/convention-resolutions/resolutions/resolutions-database/province-wide-strategy-manage-construction>

2022-EB51 (Comox Valley RD)

Provincial Response - Ministry of Environment and Climate Change Strategy:

“The Province recognizes that construction and building demolition is a large source of the waste currently disposed of in landfills. A number of recent updated regional solid waste management plans have included new actions to help address construction, renovation and demolition CRD debris, and the Province is supportive of the innovative approaches adopted by local governments...Local government perspectives will be key to any future engagement on this topic.”

<https://www.ubcm.ca/convention-resolutions/resolutions/resolutions-database/construction-and-demolition-waste>

ADDENDUM D: Structural Overhousing & IPCC Floor Area Science

I. IPCC Benchmarks & Floor Area Dynamics

IPCC Benchmark (2022, WG III, Ch. 9): Global operational efficiency gains have been almost entirely wiped out by historical increases in per-capita floor area:

"In most regions, historical improvements in efficiency have been approximately matched by growth in floor area per capita."

https://www.ipcc.ch/report/ar6/wg3/downloads/report/IPCC_AR6_WGIII_TechnicalSummary.pdf

The 12-Million Bedroom Opportunity: The Victoria Climate Action Team endorsed DWD as a creative compassionate solution to address Canada's 12 million empty bedrooms:

“A resource that, if unlocked, could help close the housing supply gap by 2030.”

<https://docs.google.com/document/d/1OFqUK8G1HJ-PETPQXIZph2rqb36UQhP0bX1Hnlg3dcY/edit?usp=drivesdk>

Overhousing Dynamics: R-LABS research shows 12.3 million vacant bedrooms exist nationwide, compared to 2.09 million bedrooms needed to resolve underhousing:

“We know that many households in Canada are living in underhoused environments, but what’s more surprising is that overhousing is a far more common occurrence. Based on the 2016 Census Data, there are 12.3M vacant bedrooms across Canada – compared to the 2.09M bedrooms needed to help solve underhousing.”

<https://rlabs.ca/overhousing-underhousing-in-canadian-real-estate/>

ADDENDUM E: Demographic Datasets & Economic Viability

I. Regional Demographic Datasets

- Structural Overhousing Mismatch: Vancouver: 66.8% of households are 1–2 people; 55%+ of homes contain 3 to 4+ bedrooms:

<https://www.point2homes.com/CA/Demographics/BC/Vancouver-Demographics.html>

- Surrey: 50.1% of households are 1–2 people; 82.2% of homes contain 3+ bedrooms: <https://www.point2homes.com/CA/Demographics/BC/Surrey-Demographics.html>

- Burnaby: 62.1% of households are 1–2 people; 72.8% of homes contain 2–4+ bedrooms: <https://www.point2homes.com/CA/Demographics/BC/Burnaby-Demographics.html>

- Qualicum Beach: 84.2% of households are 1–2 people; predominantly occupying 3+ bedroom homes:

<https://www.point2homes.com/CA/Demographics/BC/Qualicum-Beach-Demographics.html>

- Saanich: 64%+ of households are 1-2 people; 86%+ of homes contain 2-4+ bedrooms: <https://www.point2homes.com/CA/Demographics/BC/Saanich-Demographics.html>
- North Cowichan: 69.7% of households are 1–2 people; 90.1% of homes contain 2-4+ bedrooms (Statistics Canada 2021 Profile).
- Southern Gulf Islands: 83.6% of households are 1–2 people; 85.0% of homes contain 2–4+ bedrooms: (Statistics Canada 2021 Profile)

II. National Conversion Economics

CMHC Conversion Data: Canada Mortgage and Housing Corporation reports:

“More than half of Toronto’s missing middle housing came from conversions. Conversions are an important source of faster, lower-cost additions to the housing supply by repurposing existing buildings.”

<https://www.cmhc-schl.gc.ca/professionals/housing-markets-data-and-research/market-reports/housing-market/housing-supply-report>

ADDENDUM F: Hard Municipal Utility & Infrastructure Constraints

I. Utility Capacity Limits: North Cowichan Case Study

The 6,000-Unit Stoppage: 6,000 proposed residential units in North Cowichan are delayed or frozen due to hard utility capacity limits in water pressure, fire flow, and sewer main

capacity: <https://chemainusvalleycourier.ca/2025/03/19/development-demands-beyond-infrastructures-ability-to-cope-north-cowichan-cao/>

II. Infrastructure Engineering Constraints

Municipal Engineering Fire Flow Data:

Engineering data presented by staff at the June 2026 PIBC Conference ("Bill 44 & the Infrastructure Timebomb") reveals why ground-up developments can hit municipal roadblocks. Ground-up wood rebuilds require up to 5 times more water pressure (Figure 1 & 2 Exhibits).

ADDENDUM G: Building Code Mechanics & The Ontario Part 11 Model

I. The Current BC Building Code Barrier

Fall 2026 Code Gap: The upcoming update limits exemptions strictly to projects where "***no work is being done on the existing building***," leaving structural conversions trapped under full new-build rules, per provincial correspondence:

https://docs.google.com/document/d/1Mel-pt_D-66YE0YF0_ghNDOv5laac5zGYTqZIEBRddE/edit?usp=drivesdk

II. Performance-Based Alternatives: Ontario Part 11 Model

Proven Performance Standard: Ontario's Building Code uses "Part 11: Renovations" to regulate structural alterations for existing buildings (5+ years old) without triggering ground-up mandates.

Evaluates Life Safety, Fire Protection, and Structural Adequacy:

"The performance level after construction cannot be less than the performance level prior to construction. If the performance level is reduced then compensating construction is required." <https://inengineering.ca/renovating/>

Ontario Building Code (OBC) Online – Section 11.5. Compliance Alternatives
<https://www.buildingcode.online/2255.html>

Multi-Tenant Housing

Ontario Building Code Evaluation Report

(2024) Prepared for: City of Toronto, Toronto Building:

<https://www.toronto.ca/wp-content/uploads/2024/12/92a1-MultiTenant-FINAL-Code-Report.pdf>

ADDENDUM H: Municipal Resolutions & Policy Frameworks

I. City of Victoria Motion (Adopted Jan 19–26, 2023)

Official Document: Near-term Measures to Encourage More Housing and Affordability (Sponsors: Cllrs. Thompson & Loughton):

<https://pub-victoria.escribemeetings.com/FileStream.ashx?DocumentId=85743>

II. Town of Qualicum Beach Resolution (July 15, 2026)

Context: Adopted under the Town's Ways to Attain Affordable Market Housing (WAAMH) initiative: <https://qualicumbeach.com/waamh/>

Full Resolution Text:

Councillor Skipsey Notice of Motion | Density Without Demolition

WHEREAS adding density without demolition through internal conversion of existing homes could be an important component of the Town's Ways to Attain Affordable Market Housing (WAAMH) initiative by providing the opportunity to deliver needed housing with greater affordability and a lower impact on the environment, infrastructure and neighbourhoods; and WHEREAS specific demographic data shows that single and two-person households account for 84.2% of households in Qualicum Beach (one-person households make up 29.3% of all homes, 54.9% are shared by two people, three-person households represent 8%, and homes with four or more people account for 7.8% of the total 4,435 households); and

WHEREAS the Town's Environment & Sustainability Committee has already made recommendations to Council [in Table 2 of the Climate Mitigation Action] to "Adopt policies for low embodied emissions" by incentivizing renovation, deconstruction and salvage over demolition and to "Promote compact and efficient land use" by increasing density through auxiliary dwellings, secondary suites, garage conversions, and splitting of existing houses into two units, etc. and incentivize these density changes through property tax incentives, reduced setback, increased floor space ration, expedited approvals, etc.;

THEREFORE BE IT RESOLVED THAT Council endorses the principle of preserving existing housing, reducing construction waste, lowering greenhouse gas emissions, and encouraging cost-effective redevelopment and adaptive reuse of existing buildings;

AND FURTHER THAT Council advocates for and supports a balanced, common-sense approach to existing buildings that recognizes the significant cost differences between renovation and new construction and permits flexibility where equivalent safety outcomes can be achieved;

AND FURTHER THAT Council requests the Province of British Columbia review the BC Building Code, Local Government Act, and related regulations to identify opportunities that encourage renovation, adaptive reuse, and building renewal while maintaining appropriate health and safety standards;

AND FURTHER THAT a copy of this resolution be forwarded to the Minister of Housing and Municipal Affairs, the Union of BC Municipalities, and AVICC for their information.

Staff Comment:

The Town encourages incremental density and the environmental benefits of adaptive

reuse are clearly positive. Staff support the proposed resolution.

https://qualicumbeach.com/preview/?file_path=Council%20Agendas/2026%20Council%20Agendas/July%2015%2C%202026%2C%20Regular%20Council%20Agenda.pdf

July 15, 2026, Regular Council Meeting - YouTube Qualicum Beach <https://www.youtube.com/watch?v=SfhB5x2knEM>

III. Other Municipal Conversion Frameworks

District of Saanich (SSMUH & Conversion Framework):

- Permitted flexible infill: Removed owner-occupancy rules.
- Waived strata restrictions (removed the 4% rental vacancy rule for SSMUH, allowing converted units to be individually owned).

https://www.saanich.ca/assets/Local~Government/Documents/strata_appl.pdf

<https://www.saanich.ca/EN/main/local-government/development-applications/ssmuh.html>

City of North Vancouver (Ground-Oriented Housing & GO Zone Framework):

- Permitted Conversion & Stratification Streams: Explicitly accepts single application forms for interior/exterior retrofits, suite-to-duplex conversions, building additions, and stratification.
- Unified Application Process: Streamlines review by combining Development Permit guidelines, Zoning, and Building Code compliance into a single integrated permit application form.

<https://www.cnv.org/Business-Development/Permits-Inspections/Building-Permits/Ground-Oriented-Housing>

City of Vancouver (Character Home Retention & Heritage Conversion Dwellings)

- Density Incentives: Grants bonus Floor Space Ratio (FSR) to property owners who retain pre-1940 character homes instead of demolishing them.

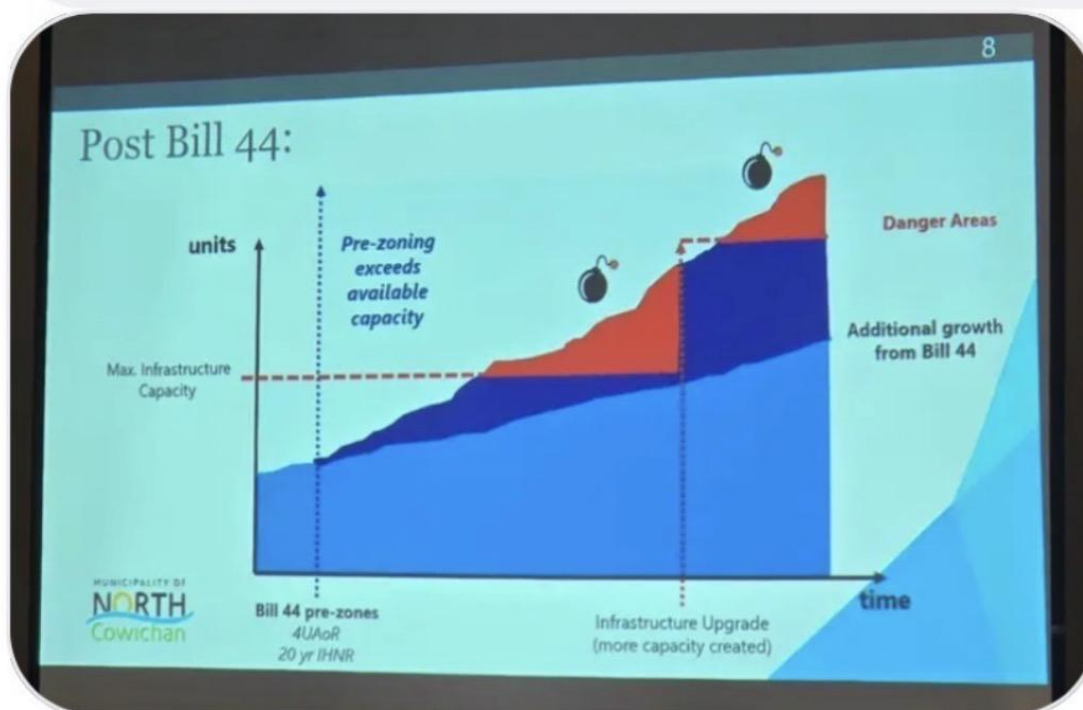
- MCDs & Infill: Permits single-family lots to be converted internally into Multiple Conversion Dwellings (MCDs) alongside building a detached rear-yard infill unit.
- Strata Conversion: Enables individual strata-titling and sale of converted suites and infill units, provided a full building upgrade is completed to satisfy the *Strata Property Act*.

<https://vancouver.ca/home-property-development/retain-your-character-house.aspx>

[Figures 1 & 2]

Visual Exhibit / Conference Presentation Data.

Source: Planning Institute of B.C. Conference Presentation – Fire Flow and Infrastructure Capacity Constraints (Shared via conference attendee)



Countdown to Detonation: Bill 44 & the Infrastructure Timebomb

Chris Osborne RPP, MCIP
Senior Manager, Planning & Environment

Clay Reitsma, MEng, PEng
Director of Engineering

PIBC CS-15, June 4, 2026

Infrastructure

Multi-Storey Wood Framed Structures (MSWFS)

- High/very high fire flow demand.
- Required fire flows for infrastructure planning (MMCD Design Standards):
 - Single Family Home: 60 L/s
 - **MSWFS: 120 L/s** (some applications have come in as high as 300+ L/s without fire walls, fire resistant cladding).
 - Institutional/Commercial Facility: 150 L/s
 - Industrial Facility: 225 L/s
 - **Bill 44 ADUs and Multiplexes: 60 L/s to 90 L/s**
- Significant impacts; particularly to water infrastructure.

Active Projects Report

Executive Committee

1. <i>Finish and adopt Islands Trust Policy Statement in accordance with project work plans (Strategic Plan key initiative 1.1.1)</i>	Responsible	Dates
Activity: Project underway guided by Trust Council project charter.	Clare Frater	Rec'd: 26-Feb-2020 Target: 29-Jun-2029
2. <i>Update and implement Indigenous Relations Action Plan (Strategic Plan 5.1.1)</i>	Responsible	Dates
Activity: 2026-2028 Indigenous Relations Action Plan approved by Trust Council in June 2026. Implementation planning underway.	Clare Frater	Rec'd: 02-Sep-2020 Target: 31-Mar-2028
3. <i>Guide the development and implementation of the Islands Trust Strategic Plan. New Strategic Plan approved by Trust Council March 2025.</i>	Responsible	Dates
Activity: Implementation ongoing for active projects. Initiation of new work on hold per the accepted recommendation of the Operational Review Report	Rueben Bronee	Rec'd: 03-May-2023 Target: 31-Mar-2028

Future Projects Report

Executive Committee

1. Pay Transparency Report Submission & Posting

The Pay Transparency Act became law on May 11, 2023. Under the legislation, beginning in 2026, Islands Trust must prepare and submit a Pay Transparency Report by November 1 annually. These reports must be posted publicly on the Islands Trust website. To be presented at September August 26, 2026 EC meeting.

Responsible

Date Received

Derek Cockburn

11-May-2023

2. Explore new engagement models (virtual and in person forums) to reach more community members (Strategic Plan Initiative 1.2.2)

Initiation timeline TBD

Responsible

Date Received

Clare Frater

12-Mar-2025

3. Review all Trust Council and local trust committee agreements and where appropriate, amend, combine or rescind (Strategic Plan Initiative 1.2.6)

Initiation timeline: 2026/27: (May 2023 EC asked for priority to Ministry of Transportation and Infrastructure)

Responsible

Date Received

Clare Frater

12-Mar-2025

Rueben Bronee

4. Design a plan to advocate to enhance community access to funding for housing in the Trust Area (Strategic Plan Initiative 2.3.2)

Initiation timeline: Priority for this Council term

Responsible

Date Received

Clare Frater

12-Mar-2025

5. Advocate for the development and implementation of a fallow deer strategy, including advocacy for deer harvesting (Strategic Plan Initiative 3.1.1)

Initiation timeline: Priority for this Council term

Responsible

Date Received

Clare Frater

12-Mar-2025

Future Projects Report

Executive Committee

6. <i>Create a grant program to increase public understanding of the impact of climate change to the unique amenities and environment of the Islands Trust Area (Strategic Plan Initiative 4.2.2)</i>	Responsible	Date Received
Initiation timeline: TBD	Clare Frater	12-Mar-2025
7. <i>Amend legislation to increase the percentage of NAPTEP to act as an incentive for the protection of forest cover for climate change (Strategic Plan Initiative 4.2.4)</i>	Responsible	Date Received
Initiated	Clare Frater	12-Mar-2025
8. <i>Clarify opportunities for co-governance and co-management of the Trust Area (Strategic Plan Initiative 5.1.2)</i>	Responsible	Date Received
Initiation timeline: Priority for this Council term	Clare Frater Rueben Bronee	12-Mar-2025
9. <i>Develop a schedule and plan for leader-to-leader meetings with Indigenous Governing Bodies (Strategic Plan Initiative 5.1.3)</i>	Responsible	Date Received
Initiation timeline: 2026/27	Clare Frater Rueben Bronee	12-Mar-2025
10. <i>Develop tailored public engagement processes that acknowledge preferred engagement methods of Indigenous Peoples (Strategic Plan Initiative 5.2.2)</i>	Responsible	Date Received
Initiation timeline: Priority for this Council term	Clare Frater	12-Mar-2025
11. <i>Implement activities assigned by the future Reconciliation Action Plan (2025-2028) implementation plan (To be assigned by TC) (Strategic Plan Initiative 5.1.5)</i>	Responsible	Date Received

Future Projects Report

Executive Committee

New Indigenous Relations Action Plan approved by Trust Council. Staff are assessing implementation activities and related budget implications.

Rueben Bronee

12-Mar-2025

12. *Implement activities assigned by the Freshwater Sustainability Strategy (2022-2032) implementation plan (To be assigned by TC) (Strategic Plan Initiative 2.1.3)*

To be determined. Regional Planning Committee is evaluating the Freshwater Sustainability Strategy. TC did not support business case for developing an Implementation Plan.

Responsible

Date Received

Clare Frater

12-May-2025

Stefan Cermak