



Gabriola Island Local Trust Committee Minutes of Regular Meeting

Date: May 12, 2022
Location: Gabriola Arts & Heritage Centre
 476 South Road, Gabriola Island, BC

Members Present: Dan Rogers, Chair
 Kees Langereis, Local Trustee
 Scott Colbourne, Local Trustee

Staff Present: Heather Kauer, Regional Planning Manager
 Sonja Zupanec, Island Planner
 Nadine Mourao, Recorder

Others Present: There were approximately 2 (two) members of the public in attendance.

1. CALL TO ORDER

“Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change.”

Chair Rogers called the meeting to order at 10:32 am, welcomed the public and introduced Trustees, Staff and Recorder. Chair Rogers, Trustee Colbourne, and Trustee Langereis acknowledged that the meeting was being held in the territory of the Coast Salish First Nations.

2. APPROVAL OF AGENDA

By general consent the agenda was approved as presented.

3. REPORTS

3.1 Trustee Reports

Trustee Colbourne reported the following and his attendance at the following meetings and events:

- Condolences to the family of Gail Lund;
- Chris Straw posthumously nominated for Community Stewardship Awards;
- Ferry Advisory Committee meeting;
- Social Planning Service function with community members and Gabriola Health & Wellness Collaborative;
- Interested in report on engagement results for the Trust Policy Statement Review; and
- Will not run for re-election in October.

Trustee Langereis reported the following and his attendance at the following meetings and events:

- Meeting with Gabriola Museum and citizens about Community Heritage Commission;
- Trust Programs Committee (TPC) meeting;
- Next week Regional Planning Committee (RPC) meeting;
- Reading 581 pieces of correspondence regarding Trust Policy Statement Review;
- Expressed sadness on the passing of Gail Lund; and
- Not going to be running for re-election next term.

3.2 Chair's Report

Chair Rogers reported the following:

- Impressed by the dedication and hard work of Trustees over this term;
- TPC vetting nominees for the Community Stewardship Awards, announcement of winner anticipated in June;
- A report on full engagement and correspondence on the Trust Policy Statement Review to be compiled for the consideration of TPC and Executive Committee (EC);
- June 21 – 23, 2022 EC electronic meeting;
- Noted the 20th anniversary of Howe Sound Community Forum, and elected representatives of communities around Howe Sound coming together in the spirit of cooperation; and
- Changes within the Trust include the Director of Planning has left his position to become the Director of Legislative Services.

3.3 Electoral Area Director's Report

Vanessa Craig's, Regional District of Nanaimo (RDN) Electoral Area B summarized the report and noted the following:

- Opening celebration for Huxley Park's skatepark on May 28, 2022 from 12:30 – 1:30 pm;
- RDN's Regional Parks and Trails Strategy survey has closed updates may be found at <https://www.getinvolved.rdn.ca/rdnparkstrails>;
- Feasibility study on potential costs and function of creating a Community Health and Wellbeing Planner position underway;
- Electoral Area Services Committee (EASC) and the Board endorsed report on Fuel Management Prescription of the 707 Community Park and the park is now on the list of prohibited parks under Bylaw No. 1801, 2019;
- Community Wildfire Resiliency Plan for Area B report identifying steps for the RDN to take and grants to improve community's resiliency to wildfire;
- Meeting with Gabriola Health & Wellness Collaborative;
- EASC received building permit activity update;
- RDN Board requested Bylaw Enforcement tools review;
- Requested letter of support to Ministry of Transportation and Infrastructure (MoTI) from Trustees for a playground zone and crosswalk at Huxley Park; and
- Requested MoTI look at North/South road and North/South road/Taylor Bay intersections.

3.4 First Nation Reports

Chair Rogers noted continuing First Nations engagement around the Trust Policy Statement Review process and Cultural Heritage Mapping.

4. TOWN HALL

No comments from the public.

5. MINUTES

5.1 Local Trust Committee Minutes dated April 7, 2022 – for adoption

By general consent the Local Trust Committee meeting minutes of April 7, 2022 were adopted.

5.2 Section 26 Resolutions-Without-Meeting - none

5.3 Advisory Planning Commission Minutes - none

6. BUSINESS ARISING FROM MINUTES

6.1 Follow-up Action List dated May 3, 2022

Received.

7. APPLICATIONS, REFERRALS AND BYLAWS

7.1 GB-RZ-2020.1 (Gabriola Housing Society - GHS) - Staff Report - for decision

Planner Zupanec provided an overview of the report which asked the Local Trust Committee (LTC) to consider two amendments to proposed Bylaw No. 308 (Housing Agreement) and noted the following points:

- Email correspondence between Gabriola Housing Society (GHS) and Snuneymuxw First Nations indicated that Snuneymuxw does not oppose the proposed Paisley Place development and they will meet with GHS in the future to finalize a prioritization statement in the housing agreement; if there are wording changes, an amendment may be required; and
- Two minor amendments provided clarity on definition of low and moderate income limits according to the BC Housing definition and household income to not exceed low and moderate BC Housing income limits.

Discussion ensued and the following key points were noted by Trustees:

- Concerned with definition of affordable housing funder to include “other”, interested in “similar” agencies rather than “other”;
 - Planner Zupanec noted that affordable housing funders are in the business of providing affordable housing grants to support building affordable housing units, these similarities are captured in “other” to include other agencies that provide affordable housing grants;
- Section c. i. indicated “either/or” concerned that “or” may indicate no income limits;
- Interested in Galiano Island’s Official Community Plan (OCP) definition of affordable housing of no more than 30% median income of the area;
- Concerned with tying affordability to median income as this measurement may be skewed by higher incomes and may result in unaffordable rental units;

- In a housing crisis we must work together with others and the flexibility in Housing Agreement allows for that;
- Understood need for locking down provisions, however, balance in flexibility needed for obtaining affordable housing funding; and
- Content with the safeguards for low and moderate income rent affordability in Housing Agreement.

Ian Scott and Nancy Hetherington Peirce noted the following:

- Looking for flexibility in Housing Agreement as there is intense competition for government affordable housing funding, flexibility allows GHS to pursue broader avenues of funding for affordable housing;
- Non market and market rents not assigned to units, allowing flexibility for people and practicalities; and
- Market rental units are linked to average market rents within RDN and local area.

GB-2022-041

It was MOVED and SECONDED

that Gabriola Island Local Trust Committee Bylaw No. 308 cited as “Gabriola Island Housing Agreement Bylaw No. 308, 2020” be amended by:

- a. adding the following text at the end of Section C. Affordable rental housing eligibility, subsection i. b) “, and in no circumstance shall the Household’s Annual Household Income exceed the Low and Moderate Income Limits.”; and
- b. adding the following after the definition of “Lands” in Article 1. a): “Low and Moderate Income Limits means the Low and Moderate Income Limits as published by BC Housing from time to time.”

CARRIED

Trustee Langereis Opposed

GB-2022-042

It was MOVED and SECONDED

that Gabriola Island Local Trust Committee Bylaw No. 308 cited as “Gabriola Island Housing Agreement Bylaw No. 308, 2020” be amended by removing the word “other” in the definition of “Affordable Housing Funder” in Article 1, section a. Definitions and replacing that word with “similar”.

DEFEATED

Trustee Colbourne and Chair Rogers Opposed

GB-2022-043

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee Bylaw No. 308 cited as “Gabriola Island Housing Agreement Bylaw No. 308, 2020”, be read a second time as amended.

CARRIED

Trustee Langereis Opposed

GB-2022-044

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee Bylaw No. 308 cited as “Gabriola Island Housing Agreement Bylaw No. 308, 2020”, be read a third time.

CARRIED

Trustee Langereis Opposed

GB-2022-045

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee Bylaw No. 308 cited as “Gabriola Island Housing Agreement Bylaw No. 308, 2020”, be forwarded to the Secretary of the Islands Trust for approval by the Executive Committee.

CARRIED

Trustee Langereis Opposed

By general consent the meeting was recessed at 12:34 pm and reconvened at 12:46 pm.

7.2 Bylaw No. 311 - for consideration of adoption

GB-2022-046

It was MOVED and SECONDED

that Gabriola Island Local Trust Committee Bylaw No. 311 cited as “Gabriola Island Local Trust Committee Fees Bylaw, 2021”, be adopted.

CARRIED

8. LOCAL TRUST COMMITTEE PROJECTS

Planner Zupanec noted that the Density Donation Outreach project is ongoing and Planning Manager Kauer hoped that the Ecological Zone project Staff report would be on the next regular meeting agenda.

The Active Transportation Project final report engagement continues with community agencies.

Chair Rogers requested that all correspondence be put in meeting Agendas to ensure public transparency.

9. DELEGATIONS - none

10. CORRESPONDENCE - none

(Correspondence received concerning current applications or projects is posted to the LTC webpage)

11. NEW BUSINESS

11.1 Community Heritage Commission - Trustee Langereis - for discussion

Trustee Langereis met with Gabriola Museum Society and community members regarding establishing a Community Heritage Commission and noted the following key points:

- Supported Gabriola Museum Society with initiative as it fits within the Museum’s mandate and noted the Museum’s good working relationship with Snuneymuxw First Nations;
- Interested in a more informal committee so not to impact work load of Staff, enquired on options to establish an advisory committee; and
 - Staff to report back to LTC on structure of Advisory Planning Commission and if possible to establish a more informal Community Heritage Commission that does not have to adhere to strict administrative pieces.

Trustees noted the following points:

- Other islands have Heritage Registries but not Commissions;
- Interested in a simple way to do this important work rather than making it into a full project;
- Suggested RDN as a possible partner;
- Interested in Snuneymuxw First Nations inclusion on Community Heritage Commission; and
- Committee may inform heritage overlay mapping and reconciliation activities across the Trust Area.

GB-2022-047

It was MOVED and SECONDED

that Gabriola Island Local Trust Committee request Staff explore the feasibility of establishing a Community Heritage Commission.

CARRIED

11.2 Annual Report - Staff Report

GB-2022-048

It was MOVED and SECONDED

that the Gabriola Island Local Trust Committee endorse the following text for inclusion in the 2021-2022 Annual Report for approval by the Islands Trust Council and submission to the Minister of Municipal Affairs & Housing:

The Gabriola Island Local Trust Committee (GBILTC) held seven regular business meetings, one Public Hearing and two special business meetings in the 2021/22 fiscal year, for a total of 10 meetings.

Work for this period focused on advancing the GBILTC priority to address the Housing Options and Impacts Review Project.

The GBILTC also advanced bylaws to allow an expansion of community uses and a 24 unit affordable housing proposal.

From April 1, 2021 to March 31, 2022, the GBILTC received and considered applications for four development variance permits, three development permits, two liquor and cannabis board referrals, and three temporary use permits. During the same time period staff also reviewed 72 building permit referrals, two crown lease referrals, and one subdivision referral for development proposals in the Gabriola Island Local Trust Area.

The GBILTC applied for, and received, a Union of British Columbia Municipalities active transportation grant to conduct a transportation-planning project. As a result, planning students from Vancouver Island University developed a multi-modal visioning document that addressed safe pedestrian and bicycle connections between the Gabriola Island ferry terminal and the newly installed trail on North Road.

CARRIED

12. REPORTS

12.1 Climate Change Action Update

Received and Chair Rogers noted his attendance at the Salish Sea Ecosystem Conference and recommended viewing the recorded sessions.

- 12.2 First Nations Relationship Building - none**
- 12.3 Trust Conservancy Report dated March 22, 2022**
Received.
- 12.4 Applications Report dated May 3, 2022**
Received.
- 12.5 Trustee and Local Expense Report - none**
- 12.6 Adopted Policies and Standing Resolutions**
Received.
- 12.7 Local Trust Committee Webpage**
No updates requested.

13. WORK PROGRAM

- 13.1 Top Priorities Report dated May 4, 2022**
Received.
- 13.2 Projects List Report dated May 4, 2022**
Received.

14. UPCOMING MEETINGS

- 14.1 Next Regular Meeting Scheduled for Thursday, June 16, 2022 at 4:00 pm at the Gabriola Arts and Heritage Centre**

15. CLOSED MEETING - none

16. ADJOURNMENT

By general consent the meeting was adjourned at 1:27 pm.

Dan Rogers, Chair

Certified Correct:

Nadine Mourao, Recorder