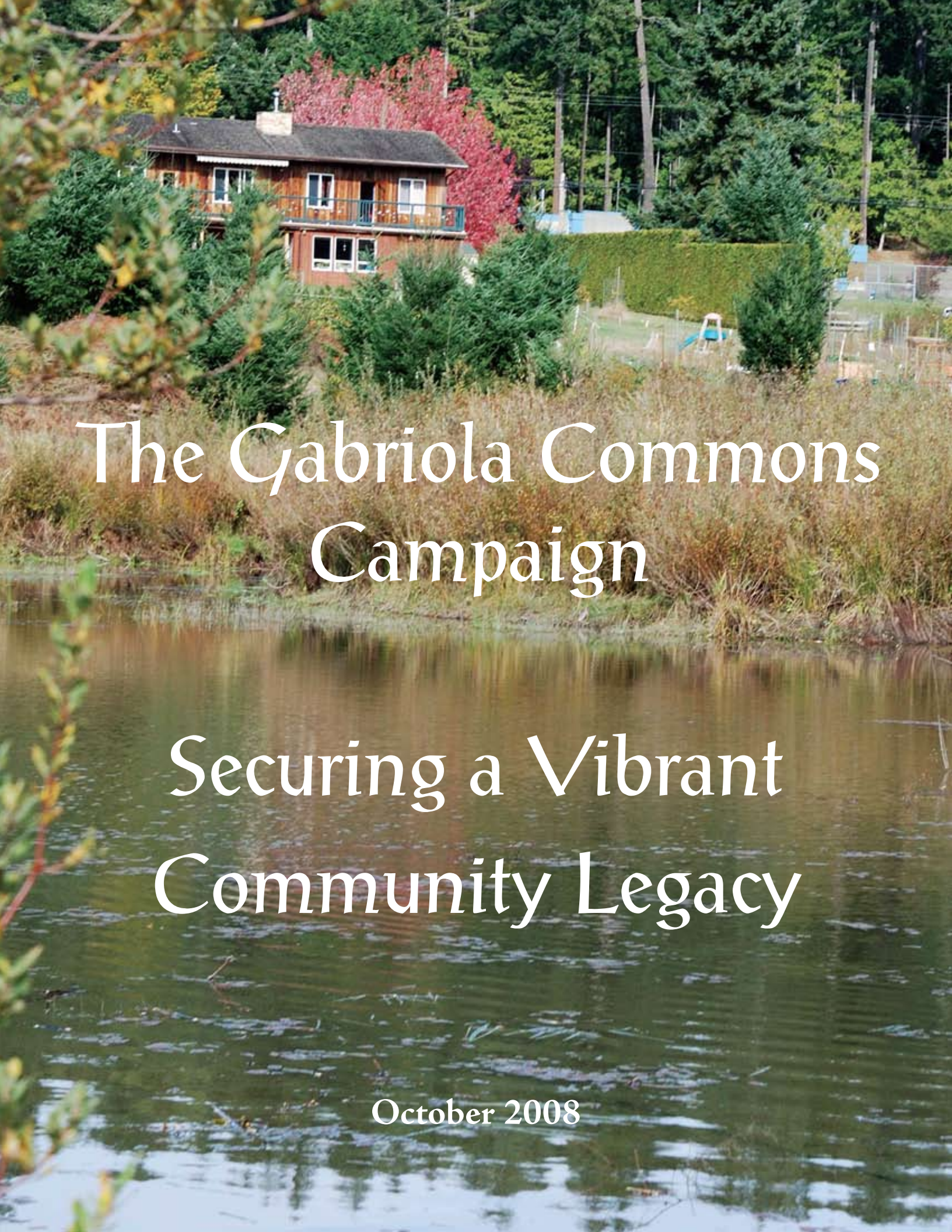

The Gabriola Commons Campaign

Securing a Vibrant Community Legacy

October 2008

Cover photo Dave Tyler

The Gabriola Commons… a place for everyone
PO Box 94, Gabriola Island BC V0R 1X0
www.gabriolacommons.ca

Table of Contents

The Gabriola Commons Campaign Securing a Vibrant Community Legacy

An Invitation 1

How you can help secure the Gabriola Commons 2

Why the Gabriola Commons? A short history 3

What is the Gabriola Commons? 4

Realizing the Dream: turning challenge into opportunity 4

Progress toward creating the Commons 5

Gabriola Commons and community life: today and tomorrow 6

About the organizations working to achieve this goal 8

How you can support the community ownership campaign 9

Recognition 10

The Legacy you create - the faces yet to come 10

Common(s) questions answered 11

Gabriola Commons Financial Report 15

- Balance Sheet 15
- Income Statement 16

Gabriola Commons Contributions Made 17

Gabriola Commons Campaign - Management Team 18

Photo Victor Anthony

A relaxing spot to dream about the new Dragon Garden for seniors

The Gabriola Commons Campaign - Securing a Vibrant Community Legacy

An Invitation

With your support, the Gabriola Commons will become a place for all of us to be proud of

- A self-sustaining locale for a growing number of island service clubs and organizations
- A strong agricultural centre
- A hub for many community celebrations, arts and cultural activities
- A community kitchen with community gardens
- A community workshop
- An example for generations yet to come
- A legacy enshrined in perpetuity
- A place for everyone.

The Gabriola Commons Community Ownership Campaign has been launched…

- To complete the purchase of the property
- To protect the land in perpetuity for the people of Gabriola.

We invite you to share in the legacy, to secure this property for the benefit of all Gabriolans, now and in the future - a space that will enhance our community life, our cultural wealth and our economic well-being.

Photo Ken Capon

Experiencing the Commons, up close and personal at the Fall Fair 2007

How you can help secure the Gabriola Commons

We are asking for your leading support to secure the Gabriola Commons forever.

To ensure the Commons is community-owned and secured for generations to come, we need to raise a total of **$550,000, with an interim target of $250,000 to be achieved by December 31, 2009.**

With a self-sustaining operations management plan in place, achieving the interim target will reduce the monthly mortgage payments and operating costs to a level that will be self-sustaining, through a combination of rental and operating income, project development grants, monthly contributions, and yearly special event fundraisers. Following the operations management plan, fundraising will continue with legacy and estate gifts until the mortgage is completely paid off, freeing up more resources for future project development and programs.

We are seeking major donations and grants. Right now, your support toward this goal will directly pay down the mortgage principal by acquiring a charitable form of Land Title security called a "commons covenant."

Essentially a covenant is a legal designation that is attached permanently to the property's Land Title, regardless of who owns it. It specifies the way in which a property is managed. When used additionally as a fundraising instrument, a covenant can be designated with a monetary value that allows for the local community to effectively purchase the property and at the same time, guarantee its long term protection for community values.

With the foresight and internationally-renowned expertise of our campaign partner, The Land Conservancy of BC, we are drafting a special "Commons Covenant" that, when finalized, will be a first in Canada and possibly North America.

Sketchplan: Judith Roux

Ideas for a proposed public square. The Commons is perfectly located and has inspiring potential to fulfill a wide variety of community dreams.

Why the Gabriola Commons? a short history

Photo Judith Roux
This property has been farmed for over a century and today is the site of the community gardens.

Photo Victor Anthony
The Commons grows sustainable abundance for everyone.

Photo Maureen Wild
A community gardener brings beautiful things to life.

Every healthy, vibrant community has special public places and amenities.

Like other coastal areas, Gabriola Island has its seashore, pathways, community centres, parks and historical sites. Since the earliest settlers and the First Nations before, islanders have worked hard to build community, achieving many long-held ambitions in the Community Hall, Farmers' Market, schools, and places of worship, as well as improved beach access and protected natural parkland. We've seen amazing island support for the youth centre and health care facility.

However, another significant dream, a community-owned common area in the heart of the village core, remained elusive.

The Commons is the sum of all that we inherit together and must pass on, undiminished, to our heirs.

~ Peter Barnes, author

For several decades, islanders have spoken of acquiring the 26-acre farm across from the school as a community space, long before the village area "commercial core" was to grow up beside it. It had been farmed for over a century by pioneering families, but, as Eric Boulton comments, it was 'clearly a site with tremendous community potential'. In the 1970's, it even became the site of a hippy gathering, attracting people from around the continent to a 10-day fair.

In the 1980's an enterprising young couple developed the property into a goat farm, making and selling goat cheese, but by the mid 1990's the property was up for sale.

In 1995, a Regional District of Nanaimo study "assessing the future needs of the community of Gabriola Island" identified the former Goat Farm as ideally-sited for a new community centre. A major factor behind this conclusion was its location in the heart of the developing commercial core, near two important institutional uses (the elementary school and Rollo Seniors' Centre). As the village area grew into a vital commercial and institutional zone, it made the vision of a community commons on this unique property all the more compelling. The island's Official Community Plan included this site in restricting future land uses in the zone adjacent to the commercial centre to "not-for-profit" community-focused purposes.

With Gabriola experiencing rapid growth and resulting development pressures, what will the island be like in 10, 20, 40 years? As the population is projected to reach 10,000 in as little as 10 - 15 years, how can we foster a healthy, rural island culture in the face of all this growth? What can we do today to meet community needs and services now and for the future?

Right now, hundreds of islanders are helping to shape the answers to these questions by working to realize the dream of the Gabriola Commons. We invite you to join us in securing this special community property in the heart of the village centre.

...continued

What is the Gabriola Commons?

The place

The Gabriola Commons offers the peace and tranquillity of a green space in the heart of the village core. The 26-acre property weaves together a number of significant community amenities in one contiguous property, all set against a growing background of organically farmed orchards, vineyard, and gardens.

I see the Commons as a place that can help build community and foster the island culture. Gabriola has been discovered. The population is growing fast, so the existence, uses and purpose of the Commons will become even more vital to holding onto what Gabriola is and should be about.

~ Sasha LeBaron, donor & volunteer

Major features include:

- Rich wildlife habitat around the pond;
- The open vistas and meadows of a rural agricultural landscape;
- Age-old pathways linking cedar groves and forests with the surrounding village centre services and neighbourhoods;
- Ideal gathering places for community celebrations and events;
- Solidly constructed buildings and potential building sites to meet a variety of present and future community-based needs and services.

The idea

The richness of daily life on the island is connected to what the Gabriola Commons offers - a sense of belonging and identity. The Commons, sited within this rural/village landscape, within the special preserve-and-protect mandate of the Gulf Islands, will be cared for and stewarded by the community. It will be community-owned and accessible to all inhabitants. Community members will determine the allocation of space and use of the land and facilities, exercising responsible long-term management and protection of the natural resources.

The endangered red-legged frog shares the Commons pond with waterbirds and beavers.

From here you can see the future - a vista of new plans and future opportunities.

Realizing the dream: turning challenge into opportunity

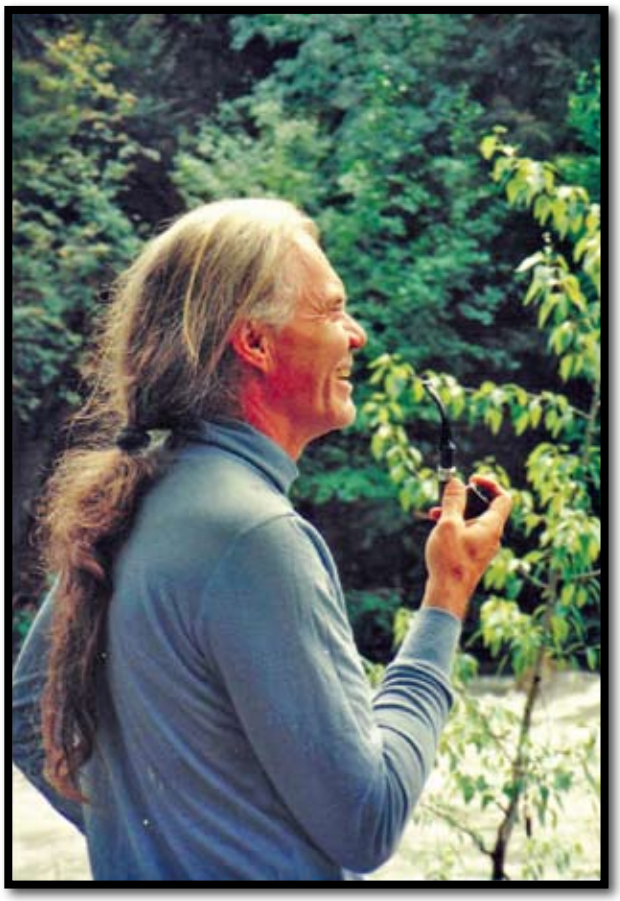

Photo Album of Heide Brown

When long-time Gabriolan, Jay Mussell (above) discovered he had cancer, he and his family set up the Amazing Grace Ecological Society (AGES) to receive and manage his estate. When Jay died in September 2004, AGES became the owner of a number of assets in the form of real estate and mortgages. Heide Brown, Shelagh Huston, and Jay's son, Chris Mussell - the directors of AGES - unanimously agreed that the goat farm/Gabriola Commons property, and the vision many community leaders have held for decades for its values and use, seemed the best way to carry out Jay's vision of a peaceful and sustainable world, here in the community he loved so dearly.

A legacy in the making…

In the late 1990's, a core group of islanders tried to find the means to buy the "old goat farm" property for the community. But raising the financing proved an overwhelming challenge and the opportunity passed by.

In 2005, the property was listed for sale once again, with the risk that it could be purchased for investment or speculation. That's when a Gabriola non-profit society, aptly named the Amazing Grace Ecological Society (AGES) stepped in. In May 2005, risking much in personal guarantees to purchase the property, AGES bought the land with a major leading donation as down-payment. The plan was to buy the land and cover the mortgage for a period of time, and thereby give the community a chance to come up with a plan for realizing the dream and owning the property.

As at September 30, 2008, factoring in the initial down-payment and purchase costs, monthly mortgage principal and interest, and net operating costs, AGES has donated about $219,000 towards the Commons. As part of the purchase, AGES also made an interest-only loan of $90,000 to the Commons, principal payable in future only when the Commons can afford to make payments. In addition, AGES directors have used both AGES assets and their personal assets to guarantee the mortgage.

Progress toward creating the Commons

Major accomplishments to date

- In 2005, a steering committee of community volunteers stepped forward to work toward the birth of the Gabriola Commons. Meeting biweekly they dealt actively with the complexities of existing and potential land-use bylaws, agricultural and non-agricultural uses, ownership and governance options, analyzing methods for protecting the land in perpetuity and financial viability.
- A combination of fundraising events, rental incomes (from People for a Healthy Community and other organizations and clubs) and individual monthly donations have offset monthly mortgage payments and operating expenses.
- Starting in 2005, a number of well-attended public open houses and workshops were held, culminating in the "From Dream to Design" three-day Open Space workshop in November that drafted potential community uses and needs for the Commons.
- In 2006, volunteers with expertise did baseline soil and ecological surveys, and prepared a detailed proposal for the BC Agricultural Land Commission (ALC) for non-agricultural uses of the land based on the community input. Later that year, the ALC approved most of the proposed projects.
- In mid-2007, with ALC approval, an application was submitted to the Islands Trust for a land-use bylaw amendment - balancing a diversity of proposed land uses by the community, for community benefit, with the integrity of the natural landscape and the agricultural focus. The application is now before the Trustees and under public review.
- In early 2008, the Gabriola Commons Foundation was incorporated. When the transfer from AGES ownership can take place, it will hold the property under community stewardship and for public benefit. The non-profit society is working to protect the land in perpetuity via a special "commons covenant". Integrated with the activities of a community-driven Commons Coordinating Council, the society is actively working on business planning and fundraising to complete the acquisition of the property. Federal charitable tax status is pending.
- Ongoing, dedicated community volunteer teams have been actively working on various aspects of the Commons operations, including: governance, drafting the covenant, farm management and community gardens, special events, future projects, public involvement and facilities upkeep.

Photo Ken Capon

With the support of AGES, significant steps were taken towards the goals of community ownership and stewardship. A myriad of volunteers have spent thousands of hours meeting, making plans and laying the groundwork for establishing and securing the Gabriola Commons.

Gabriola Commons and community life: today & tomorrow

Today

The Gabriola Commons is well on its way to becoming a centrally-located, locally-controlled place where community dreams can be realized. Hundreds of people are involved.

In-kind donations to date are substantial, with a value close to $275,000, including everything from commercial kitchen equipment, tools, gravel and straw, to the professional assistance of architects, engineers, policy analysts, lawyers, ecologists, nutritionists, musicians, soil scientists, carpenters and gardeners.

Photo Ken Capon

Whimsical Gabriola creativity blossoms at the 2008 Fall Fair.

It is remarkable that even before all the questions have been answered, and the property has been secured under full community ownership in perpetuity, the Gabriola Commons is already recognized as a place where great things happen and people gather on what is increasingly felt to be 'our' land. The momentum is there!

~ Judith Roux, Gabriola Commons volunteer

Meeting Social Needs

Through open houses and potlucks, agricultural fairs, special events and concerts and school field-trips; offering office and meeting spaces for various non-profit groups; hosting People for a Healthy Community (PHC) programs and services; farm work-bees, community nature walks … in all these ways and more, the Gabriola Commons has been visited by over 2,000 of us. Its importance to the community - its inspiring potential - has firmly taken root.

Importance of Agriculture

The agricultural capacity of the property is of central importance to our community's values. A volunteer farm management team has already dug in, establishing an orchard and several community-shared garden plots, and is busily engaged in planning for the future. Agricultural projects will be developed with care, modeling methods of farming uniquely suited to Gabriola. Land-use systems will be designed on sustainable and environmentally sound principles.

...continued

Photo Maureen Wild

This gorgeous basket deserves its 1st prize.

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Tomorrow

The Gabriola Commons will be a public trust, community owned, accessible to all inhabitants, under responsible long-term management, protection, and preservation over the years. Community members will largely determine the allocation of space and use of the land.

Future Plans and Projects

As a public trust, with the public as the main beneficiary and major decision maker, the Commons can remain flexible and creative, responsive to changing community needs and desires held within the cradling vision of ecological and social sustainability.

Derived from broad-based community feedback and preparation of the draft land-use proposal for the Agricultural Land Commission (2006), examples of future plans and draft project ideas include:

- Creation of an outdoor gathering space/public square for island celebrations and events of all sizes that is easily accessible from a number of entrances/pathways on the property;
- Conversion of the former cheese plant building into a commercial-grade kitchen for co-operative use of island food producers;
- Further development of space for community service organizations such as People for a Healthy Community, Gabriola Emergency Social Services, Gabriola Co-op Radio, Gabriola Recreation Society, among others;
- Conversion of the old goat barn into a multi-purpose "performing/cultural arts centre", with art/dance studio for local guilds and clubs;
- Development of an elders' "eco-village", providing housing for older people requiring assistance;
- Development of a trails network weaving through the property;
- Establishment of the "Ride Free" memorial skateboard park being planned by the island's skateboarders in conjunction with the local RCMP on a rocky escarpment near North Road and the tennis park.

Ensuring Viability

Ongoing community participation and sound planning will be vital to all that the Gabriola Commons is now and will become for future generations.

To this end, task-oriented teams from the partner organizations involved in the campaign are working carefully and methodically on a business operations plan and management plan for the Commons to be financially viable, as well as preparing the legal protection of a "Commons Covenant" to secure the land in perpetuity.

Photo Shelagh Huston

The crowd shows its appreciation for a young dancer at the 2007 Fall Fair.

Organizations working to achieve this goal

There are dozens of community-minded Gabriolans working closely together to make the Commons a reality. Many organizations such as the Gabriola Chamber of Commerce, Gabriola Land & Trails Trust, Gabriola Recreation Society, Arts Council, the Haven Institute, Lions Club, among others have endorsed creating the Commons for the community and will be invited to become more involved in this campaign in the months and years ahead.

Dozens of people have worked hundreds of hours to realize a long-held community dream for this land.

Three organizational partners are responsible for organizing and administering this campaign and working on the next crucial steps for managing the Commons in perpetuity.

Amazing Grace Ecological Society (AGES)

A registered non-profit society based on Gabriola, AGES was created when long-time Gabriolan, Jay Mussell discovered he had cancer. He and his family set up AGES to receive and manage his estate with a mission to create a sustainable natural, life-affirming legacy. AGES bought the property and carried the mortgage payments for over two years, and are now holding the property in trust for Gabriolans until the community is ready to assume the title and ownership responsibilities. AGES directors are actively working on this campaign as part of the volunteer team.

Gabriola Commons Foundation (GCF)

A registered non-profit society (charitable status pending) incorporated in March 2008, the GCF will receive the property for the community. The purposes of the society are:

1. To hold, protect and steward the property on Gabriola Island known as the "Gabriola Commons" as a public amenity, with green spaces, hiking trails, and public exhibition, performance and meeting spaces for the use and enjoyment of the public in perpetuity.
2. To preserve the ecological qualities of the Gabriola Commons.
3. To promote sustainable agricultural practices.

GCF volunteers are working on this campaign as part of a volunteer team, and will be responsible for campaign communications, financial management and reporting, and transition planning.

The Land Conservancy of BC (TLC)

A registered charitable land trust, The Land Conservancy is one of Canada's largest land trusts. TLC protects important lands for natural values as well as properties with historical, cultural, scientific, scenic or compatible recreational values. Founded in 1997, TLC is modeled after the National Trust of Britain. As a partner in the Gabriola Commons campaign, TLC brings its expertise in protecting important properties in perpetuity, with a proven capacity for managing charitable donation campaigns and holding legally registered covenants. Familiar with the passion and vision of Jay Mussell, the directors of TLC reacted with enthusiasm to the vision Gabriolans are working to accomplish with the Commons. TLC will manage the accounting and issuing of charitable tax receipts and help with member/donor communications.

Photo Mary Aitkens

The harvests of the community garden at the Commons are just the beginning of sustainable agriculture for future generations.

How you can support the community ownership campaign

Photo Ken Capon

A future market-gardener in the community gardens.

Photo Ken Capon

The Goat Barn - solidly built with potential to be converted into an arts/cultural centre.

All levels of giving are welcome. To be successful as soon as possible, the campaign needs major contributions at the following levels:

Benefactors ... gifts of $100,000 or more
Guardians ..... gifts of $30,000 or more
Protectors ..... gifts of $10,000 or more
Stewards..... gifts of $1,000 or more
Friends..... gifts up to $1,000

You can invest in the Commons with a gift of cash, securities, or by making a bequest in your will. You may stage your total gift over two or three years. Donations of property such as valuable art, antiques, jewelry, etc. are welcome and would be sold or raffled to contribute to the campaign, with a tax receipt issued for the monetary value of your gift.

Through time, and in all places, the commons has been, and remains, that which we share collectively. It's the gifts we've inherited - from nature, from human knowledge and from cultures that came before us. And it is our gift to future generations. Helping to establish the Gabriola Commons was a perfect cause for AGES.

~ Shelagh Huston

Led and inspired by Pollen Heath and Lisa Butler, a large volunteer team of barefooted mud-squishers built the wonderful new Commons cob wall.

Photo Maureen Wild

Recognition

Giving to the Gabriola Commons Community Ownership Campaign is a significant testament to your belief in creating a legacy for your island community. Customized to your level of giving and wishes, opportunities for recognizing your gift may include:

- **Naming** - in your honour or in honour of someone dear to you - of a trail, bench, structure, commemorative tree, garden spot or other special feature of the Commons;
- **Donor plaques** - along a garden wall of recognition;
- **Publication** - in local media, partner organization websites and communications materials (unless you would like your gift to be anonymous);
- **Organized special events** - that bring benefits to our donors while also helping to generate additional funds for the Commons;
- **Special occasion or memorial gifts** - donations made in memory of someone close to you or to celebrate a special occasion. If you wish, special acknowledgement cards can be sent from the Gabriola Commons Foundation to friends or family members informing them of your gift.

We make a living by what we get… we make a life by what we give.
~ Sir Winston Churchill

For all major gifts, Gabriola Commons' campaign volunteers will work closely with you to create an acknowledgement package that matches your gift and our recognition policy.

Photo Ken Capon

Aurora school field trip at the Commons.

The legacy you create - the faces yet to come

Future generations will say of the Commons, "There our parents, grandparents, great-grandparents united in the strength of their concern to protect one of the jewels of the island. They came together as islanders, confronted the local and global crises and planned a course of action to keep their community vibrant and working together."

Through your campaign support, this collective vision, Gabriola's vision, may well mean that some day, there will be a Commons in many other communities outside of Gabriola - the space, however big or small, located in the central core that reflects the unique cultural and ecological richness of the area.

A first in Canada, the Gabriola Commons can be a model for these special multi-purpose, community spaces, citizen-owned and managed by non-governmental, non-profit bodies, democratically governed, held in trust for community benefit, accessible to all in perpetuity.

This will be the collective "wealth of the commons" which we inherit together, to protect and preserve, and hold for its vital importance to community life today, and to nurture for a future full of hope and potential.

To me, the Gabriola Commons is where we can take people and show them and say "here - this place - this is who we are, this is what we stand for, this is how we live." It's all about legacy and community and nurturing something for all of us and for future generations.
~ Ken Gurr,
Island resident and business owner

Common(s) Questions Answered

How does my donation get allocated?
We are seeking donations in two streams:

1. As a regular monthly donor "Friend of the Commons" your donation is allocated to provide Interim Financial Stability by covering the current mortgage and operating costs. Though you may stop contributions at anytime, we are asking for a 2-3 year commitment to help provide financial stability;
2. As a major "Community Ownership" donor your legacy gift will help purchase the "Commons Covenant" and thereby pay down the mortgage principal.

Are tax receipts given?
Yes, through our partnership with TLC charitable tax receipts can be issued for your donation. The Gabriola Commons Foundation hopes to have charitable status in 2008.

Photo Bill Pope

Sustenance for body and spirit glows in this magical place.

What if I want to make a pledge and see how the campaign takes shape?
This is at your option. We would work with you on a timeline and conditions for the pledge to be converted into a cash donation. Another option would be for you to ask us to hold your donation in trust until a certain triggering point in the campaign. (This would mean a charitable tax receipt would not be issued yet, and your money would be held in a trust account until you decide to have it converted into a charitable donation or returned to you.)

Is there risk that the community ownership campaign won't succeed?
As you know, all investments carry some risk. We believe an investment in a community-driven project like the Commons carries a very low risk to you. All three campaign partner organizations and hundreds of islanders have already made significant investments in time and money to this campaign, and to them "failure is not an option". Your gift, your investment, in this campaign builds upon the investments of your friends and neighbours. Our ability to carry on until the capital campaign bears fruit has many strong points:

- In Summer 2008, Coastal Community Credit Union supported the Commons with a reduction in the mortgage interest rate from 'prime plus one' to 'prime,' dropping our monthly payments by almost $500.
- After a full year, almost all of our monthly donors are still supporting us, and others continue to join, so the mortgage is being covered completely by islanders.
- AGES and the GCF have signed a Memorandum of Understanding in which AGES has agreed to transfer the property only to GCF, so AGES cannot unilaterally sell the property.

Photo Dave Tyler

Potential to meet a growing community's needs: buildings for proposed future uses as co-op workshop and commercial kitchen.

- AGES directors are serving as personal mortgage guarantors, and will continue to do so once the title is transferred to GCF.
- Once the covenant is placed on the title, the land can only be used as a community commons, even if sold to a new owner.
- If AGES or GCF ever dissolved, their assets would go by law to a similar community non-profit organization.

These factors make the doomsday scenario - forfeiting the property - extremely, and increasingly, unlikely.

continued...

How are the campaign funds being managed?

Our partner TLC-BC is managing and tracking all charitable campaign donations. The GCF is following Generally Accepted Accounting Practices for its bookkeeping and has appointed Judy McPhee as its CGA to prepare financial statements.

How else is the Commons earning revenue for paying the bills?

Until the Land-use bylaw amendment is approved, we are restricted in the kinds of activities we can do to earn revenue. However, income from rentals of facility space and special event fundraisers is currently being realized. We are also working on a business plan to make the necessary facility improvements to increase options for rental revenue in the near-term.

What is being planned for the Commons property?

With the pending approval of the Islands Trust Land-use Bylaw Amendment, we can launch into major public consultations to determine priority projects and form working partnerships with different community groups and individuals.

Photo Victor Anthony

The People For A Healthy Community Food Depot has shared fresh produce all season with those in need.

Is the public allowed on the property?

Yes. Current insurance policies cover public access, and when community-owned, public accessibility and use will be enshrined.

How will the Commons be managed?

Management and governance of the Gabriola Commons continues to evolve as the Commons project grows and develops.

A Long Term Management Plan for looking after the property and overseeing projects will be part of the Covenant which will be registered with the land under the *Land Title Act*. The Management Plan will be developed by the owners of the property (Gabriola Commons Foundation), the Covenant Holders (e.g. TLC) and always with the principle that the primary beneficiaries of the Commons, the people of Gabriola, will have significant input and a strong voice in the process.

Who officially owns the property?

The Gabriola-based, non-profit society AGES is the current registered title-holder under mortgage with the local Coastal Community Credit Union. The memorandum of agreement between AGES, The Land Conservancy of BC, and the Gabriola Commons is to officially transfer ownership/title to the Gabriola Commons Foundation which has the mandate to uphold the Commons Charter and Covenant, so the land will be community-owned and protected in perpetuity.

Photo Keana Velsen

The Commons provides a place in the sun for the next generation to call home.

What is the "Commons Covenant" all about?

It is a legal designation that is attached to the land title for this property. In essence, the "commons covenant" will protect the land for the community to use in perpetuity, within certain guidelines, while defining specific areas within the property to be preserved as is.

Photo Mary Aitkens

Dragons…? The elders building the new seniors' garden have decided they prefer to be known as 'dragons'.

continued...

Will agriculture always be a part of the Commons?
Yes. It is an integral facet of the "Commons" vision.

Are the farming activities on the Commons a community venture or private?
The intention is to farm the land as a community. Any farm gate sales will serve to provide needed funds to continue this important venture. Community allotment gardens (with rented plots) and cooperative farming projects have always been seen as part of a healthy community and will be developed.

Are all the future plans and dreams for the Commons development final, with no further opportunity for community ideas and emerging needs?
Not at all. The Land Use Proposal made to the Agricultural Land Commission contained all of the elements of the community's vision at the time. It was necessary to obtain permission for a wide variety of potential land uses (knowing that some of the projects may indeed never be built).

The covenant being drafted to protect the land contains a Management Plan for regularly assessing community vision and emerging needs as long as they adhere to the Charter and respect the covenant.

How will all the other plans be paid for - such as an arts/cultural centre, education facility, special needs housing, commercial kitchen?
These will only be developed with community support and participation in planning and fundraising (including applying for grants).

Photo Victor Anthony

Thousand of hours of passionate effort has gone into growing the Commons, from watering vegetables to nurturing community bonds.

Are there any bylaws and other regulations that still need to be changed to do all the things the community wants to do on the Commons?
Yes. First, the Agricultural Land Commission has given outright approval of the majority of the projects proposed to them. Three of the projects, however, have been approved conditionally, waiting for our progress on our agricultural projects to satisfy the Commission. These include the Elders' Eco-village, housing for Land Stewards and the Education Centre.

Second, the application for a land use by-law amendment submitted to the local Islands Trust Office in 2007 addresses Phase One only: i.e. land uses concerning the existing buildings and land adjacent to them. Phase Two will deal with the remaining projects and will require much more public involvement.

What other types of donations are accepted?
Time, materials (check first), labour, loan of equipment (e.g. rototiller), manure, compost, good will, relevant professional expertise in all aspects of planning and management for a project of this scope.

Photo Chris Mann

Many living beings make the Commons their home - it's truly 'a place for everyone'.

Collaboration between humans and nature brings forth abundance.

Photo Maureen Wild

Gabriola Commons Financial Report Updated September 30, 2008

The important facts and figures…

1. Achieving a minimum of the December 31, 2009 fundraising target will put the Commons on a firm financial footing, and thereby create many more opportunities for future projects, plans and dreams of the community.
2. AGES has a formal agreement with the Gabriola Commons Foundation (GCF) to transfer title and all assets of the property to the Foundation as soon as the Foundation desires. Through GCF, all Gabriolans assume responsible, sustainable ownership of the property.
3. AGES directors have agreed to be the personal guarantors of the remaining outstanding mortgage for the GCF.
4. The mortgagor, Coastal Community Credit Union, has agreed to the title transfer and guarantor arrangement, which may be implemented as soon as November 2008.
5. As a result of the 2008-2009 phase of the Community Ownership Campaign, the mortgage balance would be reduced to $250,000. Assuming 25 year amortization, at 6% interest, monthly mortgage payments would be $1,600, an amount that potentially could be covered by earned revenues.

Balance Sheet

AGES as at September 30, 2008

ASSETS	
Land and buildings	911,000
Improvements	0
Shares in Credit Union	100
	911,100
LIABILITIES	
Mortgage principal	452,157
Equity	458,943
	911,100

GCF as at September 30, 2008

ASSETS	
Chequing Account	26,607
Savings Account	435
Equipment	71,128
	98,170
LIABILITIES	
AGES loan, land purchase	90,000
Equity	8,170
	98,170

continued...

Income Statement

	Operations Q1 - Q3	2008 Projected Operations Q4	Total Q1 - Q4	2010 Projected Operations
INCOME				
Donations, Monthly	29,922	9,973	39,895	20,000
Donations, One-time	3,956	1,319	5,275	10,500
Fundraising Events	3,557	100	3,657	12,000
Grants [a]	781	260	1,041	22,000
Interest Earned	25	8	34	0
Rental Income	13,874	4,624	18,498	22,000
Social Enterprise Income [b]	12,973	4,324	17,296	3,500
TOTAL INCOME	**$65,087**	**$20,608**	**$85,695**	**$90,000**
EXPENSES				
Bank Charges	170	57	227	160
Capital Improvements	1,446	482	1,927	10,000
Donations	375	125	500	500
Dues and Fees	135	45	180	850
Fundraising Expenses	1,767	589	2,356	7,000
Insurance	3,914	1,305	5,219	5,300
L & P Fees	2,027	676	2,703	3,000
Loan Interest [c]	4,000	0	4,000	4,500
Assumable Mortgage [d]	30,535	10,177	40,712	19,450
Assumable Property Taxes [e]	3,146	0	3,146	0
Repairs & Maintenance	2,041	680	2,722	6,000
Social Enterprise Expenses	6,305	2,102	8,407	12,000
Supplies & Misc.	717	239	956	1,000
Telephone & Communications	1,157	386	1,543	2,000
Utilities	324	108	432	500
Water Licence	150	0	150	150
TOTAL EXPENSES	**$58,211**	**$16,970**	**$75,181**	**$72,410**
SURPLUS [f]	**$6,877**	**$3,638**	**$10,515**	**$17,590**

Notes next page...

Notes

(a) In 2010, it is anticipated that substantial project grants will be received.
(b) Social Enterprise income is farm income, mainly from specified-purpose donations and grants.
(c) Loan Interest is on the interest-only loan of $90,000 from AGES for the original land purchase.
(d) Mortgage payments made by GCF in 2007/08 were on mortgage held by AGES, assumable by GCF. Mortgage payment in 2010 assumes December 2009 Campaign target met, principal to $250,000; Commons owned by GCF, community-owned and self-sustaining.
(e) Zero amount in 2010 assumes successful application to RDN for status as 'community benefit' organization, no taxes payable.
(f) Use of projected surplus would be determined by the Gabriola Commons Foundation, advised by the Commons Coordinating Council. Possible applications include annual lump-sum mortgage paydown, and/or project seed funding as decided by community input.

Gabriola Commons Contributions made May 2005 - October 2008

Cash Contributions Made		
AGES non-equity donations	118,941	
Monthly donations	45,282	
One-time donations	14,715	
Fundraising events	9,138	
Grants	10,281	
		198,357
In-Kind Donations Made		
Donated equipment	71,408	
In-kind donations	55,001	
Professional services (at $35/hr)	50,890	
Volunteer labour (at $10/hr)	99,130	
		276,429
Pledges Made		
Property equity, pledged by AGES		**458,943**
Loans Made		
AGES interest-only loan		**90,000**

Gabriola Commons Campaign – Management Team (October 2008)

Gabriola Commons Foundation (GCF) Board of Directors

Bob Andrew	Resident. Carpenter, cabinetmaker and community volunteer. Former Island Trustee for Saltspring Island. Has been involved in community building, and environmental stewardship issues on the Gulf Islands for many years.
Ken Capon	Resident. Spent summers on Gabriola since 1946 and moved to the island in 1996. Operated a charter boat business on the BC coast for 23 years, 10 years as a fundraiser and programs coordinator for a hunger response organization, 7 years as the artistic director of Gabriola's Dancing Man Music Festival, currently operating a home maintenance business.
Deborah Ferens	BA. Resident of Gabriola Island since 1982. Currently employed as a bookkeeper. BA English Literature, campground operator, community organizer. Active over the years with many community organizations such as PAC, PHC, GIRO. Human rights activist with Amnesty International. GCF Chairperson.
Ken Gurr	Dip. Mktg.-Bus. Admin. Resident. Worked for 17 years in the arts, government and environmental organizations as a communications and fundraising specialist; helped found and operate two charities. Runs a water treatment business on the island.
Judith Roux	BA, BEd, M.Arch. (DPLG, France). Resident. Relevant background: 10 years experience in Vancouver, working on diverse architectural projects (residential, hotel, multi-family housing, commercial, institutional); 6 year masters program in architecture in France; 16 years in own practice on Gabriola. Deeply committed to the vision of community unfolding in the Gabriola Commons.
Linda St. Clair	M.A., M.Div., Ph.D. Resident. Retired Anglican Priest and Director of Programs, Diocese of New Westminster; Corporate Personnel Mgr. for World Wide Manufacturing, Digital Equipment Corporation; faculty, California State at Long Beach and University of Iowa; previous membership on boards of the Vancouver School of Theology and Institute of Servant Leadership.
Yetta Lees Strasdine	BA Hon., MBA. Resident. Treasurer, GCF. Taught marketing and business at community colleges for 15 years. Founder of Circle Craft Co-operative, helping craftspeople become self-supporting. Volunteer business advisor through Canadian Executive Service Overseas, 4 international and several local projects.
George Szanto	Ph.D. Resident of Gabriola for eight years. Professor Emeritus, Communications, McGill University. Now a novelist and Fellow, Royal Society of Canada; and a bog tender.

Amazing Grace Ecological Society (AGES) Board of Directors

Heide Brown	BA. Resident. Permaculture certification, director of philanthropic organization, published writer, organic gardener, facilitator, consensus and non-violence trainer, retired administrator.
Shelagh Huston	BA, MA Econ. Resident. Retired economist. Experience includes 10 years as consulting economist to World Bank, IUCN, USAID and other clients, numerous elected positions on NGO boards, community organizer, director of philanthropic organization, university lecturer, small business owner.

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The Gabriola Commons… a place for everyone
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