



Galiano Island Local Trust Committee Record of Public Hearing

Date: September 19, 2016
Location: Lions Park Society
992 Burrill Road, Galiano Island, BC

Members Present Laura Busheikin, Chair
Sandy Pottle, Local Trustee
George Harris, Local Trustee

Staff Present Robert Kojima, Regional Planning Manager
Colleen Doty, Recorder

Others Present: There were approximately 60 members of the public present.

Chair Busheikin called Public Hearing (PH) to order at 2:35pm and reviewed statutory requirements and rules of conduct. RPM Kojima summarized PH notice requirements.

4.1 Galiano Island Local Trust Committee Bylaws 233 & 234

Emma Davis, also speaking on behalf of **Avi Bryant**, supported proposed bylaws. They are neighbours of Galiano Green (GG) and are as likely to be affected as anyone by increased noise and light levels. They will likely suffer some inconveniences in order to have a diverse community and support GG.

Debbie Holmes has attended all LTC and Housing Trust meetings, and has read all information on proposal over last two years. Her letters to GG have gone unanswered. She expressed concern with regard to: 1) national and international investors; 2) LTC holding the housing agreement because LTC has neither expertise nor time, while CRD are experts in holding agreements; 3) sufficient protections for families; 4) corner-cutting to save costs; 5) groundwater recharge; 6) increased noise.

Tahirih Rockafella, neighbour of GG, thanked volunteers of Housing Trust. She expressed concern with regard to: 1) costs of building own home; 2) noise from after-hours construction; 3) increased noise in general; 4) water concerns; 5) being bordered by continual development; 6) ongoing maintenance.

She read **Avis Seeds'** letter which outlined concerns about GG proposal, especially with respect to water. She suggested a baseline water study be done, during summer, and to include D. Cragg's and Galiano Estates' properties.

Diane Cragg, owner of a neighbouring property, was a founding member of the Housing Trust and former Islands Trustee. She is a land administrator. She supports affordable housing and thought GG is on a good site. She noted that Bylaw 233 simply amends the map to create a new zone. She noted the set-back is to protect agricultural activity, but ironically does not protect from the highest density and requested that the LTC carefully consider changing the set-back. Hydrologist conducted a rainwater assessment, not a groundwater assessment. Was concerned GG could significantly reduce capacity of surrounding wells. She also expressed concern about: relying on volunteers to manage administration of GG and enforce rules; servicing and management costs specifically with regard to subdivision standards, road construction, engineered drainage, parkland dedication. She noted that none of these concerns are insurmountable, but that they need to be done right.

Rene Mahlow read a statement from **Heather MacRae**, a neighbour, who spoke against proposed bylaws. She has seen steady increase in traffic and noise in neighbourhood. She is concerned about: 1) water; 2) smoke which could settle in the valley; 3) quality of life for people living at GG who are very close to Rod and Gun Club and will be exposed to shooting noise; 4) abundance of rules and regulation for residents of GG; 5) neighbours' views of the project.

Doug Latta spoke in favour of the project. Affordable rental housing used to be an option. CMHC provided mortgages for groups like theirs to build rental housing throughout Canada. That option is no longer open. GLCHT had to come up with a solution. Galiano residents would not appreciate having a referendum to raise taxes for rental housing. Each year \$580 million of mortgage money comes into government Central Revenue Fund but does not go into rental housing solutions. Density is needed to afford housing. A business plan was done. They will probably never have 20 living there all the time. Realizes there are problems with 20 homes. Concerned that people are misconstruing how water collection works. He has been working on a solution for five years. There are limited options for affordable housing.

Tyson Harris spoke in support of proposed bylaws. He grew up on Galiano and noted how few of his classmates remain on Galiano because it is difficult to make a living here. Thought location of GG was good. He commended the effort that has gone into this, specifically with regards to addressing water issues.

Lorelei Allen spoke in support of proposed bylaws, noting economic benefits of affordable housing. She enjoys living in a cluster of houses. Spoke of climate change crisis. Project is ecologically sound and has addressed fears. She is excited about project, wants to give it a chance, and thanked Housing Trust for their work.

Jemma Lee is on the board of GLCHT and supports proposed bylaws. She has faced housing crises here on Galiano. She started a business here and moved into a tent. She was an applicant of GG until she built her own tiny home with a very small woodstove, greywater system, passive solar heating.

Diane Laronde, a GLCHT board member, spoke in favour of proposed bylaws. She thanked people who have written letters and those with concerns. Thinks the water is problematic and wants to find solutions. With respect to the hydrologist: he was hired to report on feasibility of using rainwater and was not retained to give them a favourable answer, but an honest one.

Lony Rockafella, a neighbour of GLCHT, spoke against the project noting concerns about traffic safety.

Diana Lilly noted the immediate neighbours' concerns which need to be addressed. She is supportive of co-op model and felt that a developer with experience building co-ops would be better than a build-it-yourself model.

Trustee Pottle noted she had attended the affordable housing forum in Cowichan and was told that the co-op model may be something they move to. GG could remain a strata or turn it into a co-op if they wanted.

Tom Hennessy spoke in favour of the project and provided a history of small houses on Galiano. He has concerns about community goals and Airbnb's approximately 70 short-term-vacation-rentals.

Brad Prevedoros has concerns about the project including that Galiano Estates' well was not included in hydrologist study and the driveway from the project is across from a school bus stop.

Janice Prevedoros spoke against proposed bylaws as they stand and noted concerns about water quality and that the covenants cannot be enforced. Thanked the affordable housing group for their work. Noted some challenges with respect to rainwater collection because it needs to be maintained, filters cleaned.

Andrew Loveridge spoke favourably of the Village as a good location.

Debbie Holmes spoke about concerns with respect to: 1) density; 2) position of LTC; 3) lack of privacy. She wanted to pursue Galiano Way as a site for affordable housing.

Letter by **Keith Holmes**, read by Debbie Holmes, spoke against proposed bylaws noting the following concerns: 1) environmental issues; 2) water quality; 3) affordability.

Elizabeth Latta spoke in favour of GG and proposed bylaws. This proposal has been thoughtfully considered. There are restrictions greater than those they themselves face. GG will appeal to people who do not aspire to large tracts of land.

Michael Beach spoke against proposed bylaws and noted several concerns : 1) having temporary dwellings during construction phase; 2) lack of consistency in buildings; 3) limitations of rainwater collection; 4) possible impacts on Galiano Estates Improvement District, Page Drive, Pub; 5) inadequate hydrology report; 6) density of 20 dwellings; 7) increased traffic; 8) pressures from developers.

Louise Decario has concerns about the proposal, specifically rainwater catchment for potable water and is worried about smaller houses. She supports affordable housing on this particular property, and was on GLCHT board, but cannot support the bylaws. . She would like to see studies done on size of catchment needed to sustain three people.

Stephen Rybak outlined his cautious support for the project and noted it will not be perfect. He is concerned about groundwater and water supply and thought the hydrologist report was thin and weak. There will be an opportunity within the project to make midterm corrections, at the post-six-unit evaluation. Several of the issues raised are common concerns. Didn't think traffic would be a concern because only four units will have access to Porlier Pass. Overall, thought the project should go forward. If this project is approved would strongly urge LTC to not make any further approvals for TUPs or rezonings within this area. He requested to move toward a watershed system to get a firmer handle on sustainable water resources.

Akasha Forest noted that low income populations need housing more. Leaseholders will be responsible for a portion of constructed wetland sewage treatment. She has concerns about creation of toxic wetlands and hopes that LTC will review concerns of neighbours and look at more reports of hydrologist and wetland sewage treatment experts.

Andrew Loveridge presented a petition of supporters.

Louise Decario noted concerns about reliability of wetland systems in areas of drought when flow to wetlands is diminished. Would like to see CRD involved in the HA. Spoke to importance of respecting neighbours' concerns and duty of care to make application as acceptable as possible to people in community.

Tom Hennessy spoke about lagoons versus horizontal sub-surface wetlands. GG's is horizontal sub-surface. Composting toilets are an option and minimize water-use. Enforcement is very important to them. They have 17 applicants right now and have stopped taking applicants. They have half the density of Page Drive. Financing is not a problem for common buildings. GG is an effort to put people into housing.

Orissa Forest expressed concern about contaminated wetlands, citing medications. She referred to skills and resources required to build a house.

Doug Latta: With respect to making it a community water system, the neighbours would not support that. There will be enough rain water. With respect to a situation where a leaseholder could not afford to finish their house, it is possible for the society to buy that house, finish it, and rent it until it can sell. They have rescue clauses to protect their money and don't want to create poverty.

Mike Hoebel spoke in favour of proposed bylaws. He urged LTC to give it a try and approve the bylaws. It's an innovative, unique project. A lot of work has been done. This island needs to take some chances to provide for the future.

Diane Laronde spoke in favour of project. GG doesn't want leaseholders to live in shacks. She is in favour of gathering equity. She explained three types of constructed wetlands. Many things will have to be considered as they emerge.

Brad Prevedoros commented, with respect to density concerns, that most Page Drive residents are single. He asked where the money from lease payments goes.

There was discussion about 35-year perpetually renewable leases.

Andrew Loveridge discussed dignity. People should have the ability to build something that appeals to them. He noted that toxins are an issue everywhere, for everyone to deal with.

Janice Prevedoros: with respect to problem-solving as one goes, for the skateboard park, they had to anticipate problems up front. For GG problems need to be considered up front because implications are serious and long-lasting and impact more people. She questioned what the CRD required to approve the project.

RPM Kojima clarified that the CRD approves building permits and the skateboard park may have been approved by the CRD because they provided some funding.

Janice Prevedoros volunteered to help GLCHT develop some solutions.

Kim Lenglet commented that a person building their own house is empowered. Anyone can do it with will. She supported giving people this opportunity.

Ed Andrusiak spoke in favour of proposed bylaws. An aspect of this project which needs to be considered is that GG is using leading edge green technologies; the way we did things in the past is not the way we're doing it here. Groundwater supply is shrinking. Fossil water is what we're pulling out and it takes generations to replace. Rainwater catchment is the way we need to go. Sewage treatment is essential. We flush drinking water down the toilet.

Roger Pettit agreed with proposed bylaws and noted shortage of affordable housing on the island. His farm was in short supply of labour and was thus unable to grow as much food as was possible. Not all details have to be worked out in advance. Use innovative solutions.

Michael Beach spoke about land clearing required for the development.

RPM Kojima noted it was not a Development Permit Area so there are no limitations on cutting trees.

Tom Hennessy noted that GG was very sensitive about that property and wanted to do as little as possible to compromise that environment.

Akasha Forest expressed concern about people who fall under the range addressed by this proposal. Urged LTC to take its time and look at needs, and, the issues around the HA unless one has the expertise to administer it. She questioned who had the skills and resources required to build and who is going to benefit from it. Thanked the GG committee members.

Doug Latta clarified that GG is not aiming at \$40,000. People who were low income could afford to build a 500 sq ft house.

At 5:35pm Chair Busheikin stated the Public Hearing is being recessed and will reconvene 1st Oct., 2016 at 12:30pm, at South Community Hall.

I CERTIFY THAT THIS IS A FAIR AND ACCURATE SUMMARY OF THE NATURE OF REPRESENTATIONS RESPECTING THE MEETING HELD

Laura Busheikin, Chair

Certified Correct:

Colleen Doty, Recorder