



Galiano Island Local Trust Committee Record of Public Hearing

Date: October 1, 2016
Location: Galiano South Community Hall
141 Sturdies Bay 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: Approximately 80 members of the public and no media present.

The Public Hearing, reconvened from the session held September 19, 2016, was called to order at 12:40pm. Chair Busheikin acknowledged Coast Salish First Nations upon whose territory we were meeting.

Chair Busheikin explained that comments heard previously on September 19th, 2016 would not be re-heard. She read the opening statement, explaining rules of conduct and that speakers would have four (4) minutes. A Speakers List was taken.

3.1 Galiano Island Local Trust Committee Bylaws 233 & 234

Ann Hennessy spoke in favour of Galiano Green (GG). She addressed the community process involved, referring to the Official Community Plan (OCP), where one of the issues was affordable housing. Galiano Land and Community Housing Trust (GLCHT) members were involved on OCP committee, and carefully considered things such as location, density, low-to-moderate income, Housing Agreement (HA), clustering of housing, rainwater catchment, and energy-efficient designs. OCP was roadmap. GG is half the density of Page Drive. HA was prepared and vetted by various legal counsels.

Dirk Ouellette withdrew his previous letter of support. He was on the economic development committee for the OCP and supports controlled growth. Page Drive was approved for more units. He is concerned about the aquifer, lack of CRD funding for GG, enforceability of HA.

Jean Krebs expressed concerns about lack of certainty and conflicting answers to questions, noting the lease and HAs are not yet finalized. She asked the LTC to delay approval of bylaws until they have received finalized versions of agreements. She wants affordable housing protections in place.

Barry New, a GG board member for 4-5 years, addressed the rental situation with Galiano Green. Owners may rent out their places. GLCHT did not want two-tiers of renters. Putting 20 units on the property is quite doable and not close to neighbours. He noted that one project cannot address all of Galiano's housing problems. He spoke in favour of GG and hoped LTC would approve proposed bylaws.

Stephen Akins spoke in favour of proposed bylaws, noting GG was not perfect, but that a lot of effort was put into making good things for the community. He noted the social engineering in this project and referred to there being more restrictions on this property than any other on Galiano. He stated that opportunities are not the same anymore for newcomers and that GG creates some opportunities.

Johanna New Moon spoke against proposed bylaws. Apart from proximity to amenities the site is not great. Although she signed a petition in support of GG she has concerns. Page Drive is planning another new building to add more units.

Annette Shaw fully supports GG, noting how hard the board has worked to fine-tune their plans noting it is a welcome alternative to empty houses owned by people who do not live here.

Paul Leblond spoke in favour of the project observing that the board has gone through all the hoops, and has had technical and legal expertise. At the recent newcomers' meeting, he was impressed by community's spirit of generosity and would like to see same spirit applied to people of our community who need affordable housing.

Heather McRae spoke against the project. She expressed concern about: water, environmental issues, access to Porlier Pass, economic feasibility, and density given Page Drive's building plans. She would like to see a list of owners.

Bill Russell expressed concerns about: lack of practicality or affordability of project, water supply, sewage treatment if there is maximum build-out. He wants to see low-cost housing, pre-built. He questioned the demand on the aquifer and felt that practical issues need to be addressed.

Joseli Rockfella spoke against the project, noting concerns about lack of timelines and scope creep. Appreciated the work that has gone into the project but has concerns about unknowns and requested a comprehensive plan that meets all needs and interests.

Rene Mahlow spoke against proposed bylaws noting concerns about loss of rural tranquility: increased noise, traffic and general busy-ness, particularly when other lands or options exist, ie Heritage Forest.

Janice Prevedoros spoke against the project. She referred to a recent provincial announcement that there is money available for affordable housing in BC. She expressed concern about water sustainability; when a new density or subdivision is being recommended, there must be proper water study and notification of neighbours. Their community well was not studied; she requested that it be investigated. She is also concerned about: respect for long-term residents, tree loss, impact of septic on neighbouring wells, garbage collection, and compost.

Jemma Lee spoke in favour of the project and asked LTC to approve proposed bylaws. She is on GLCHT board and thanked everyone who has been working on project. They chose this particular site because it complied with terms of OCP. Proposed site is almost three times the size of Page Drive, yet half the density. She referred to features of bare-land strata, various protections of the area, noting that rainwater catchment plan was a result of GLCHT being responsive to neighbours' concerns. Efficacy of rainwater catchment will be assessed before any more houses are built.

Andrew Loveridge spoke in favour of proposed bylaws. Concerned about negativity, he spoke favourably of owner-built housing as an option that will attract imaginative and enterprising people. Rolling topography of land will encourage imaginative design and better drainage. Concerned that GLCHT will be forced to continually redraw plans.

Trustee Sandy Pottle asked if GLCHT was familiar with Habitat for Humanity, where volunteers build houses and people end up with own home at the end, and whether GLCHT would consider becoming an associate?

Tom Hennessy spoke in favour of Galiano Green. With respect to garbage and recycling: these would be addressed by owner in the lease. The septic field will protect groundwater and was designed by foremost engineer who wrote the septic manual. GG feels a terrific responsibility to protect the trees and plans to limit the area of houses to small openings in the forest to accommodate small houses. Hydrologist is expert and made a decision not to test all the wells nearby as he felt that GG does not impact other wells in the neighbourhood. With respect to consultation, they ran a meeting with neighbours, community at whole, and with the applicants. CRD projects are very expensive. GG has credit unions that have agreed to fund.

Doug Latta spoke in favour of project. He addressed concerns about septic and wetland systems. He referred to detailed technical articles on the topic which all included how a wetland system was very good at removing contaminants. Septic engineer responded with a good report on toxin removal. All septic fields pollute. As the Treasurer of GG, he read a letter from CCEC and referred to Van City's letter of support.

Trustee Pottle asked about what CCEC's lending criteria is.

Doug Latta responded that the criteria were the same as for other applicants.

Elizabeth Latta spoke in favour of project and noted the foresight and planning that went into GG. She bears witness that they have consulted with several experts, professionals, LTC, community, and have done due diligence.

Dianne Laronde, a GG board member, spoke in favour of project. She referred to Habitat for Humanity as an intriguing model. She noted that all GG construction must be approved and inspected by CRD. WETT certified wood stoves and rainwater systems have to be approved. With respect to noise, the noisiest stage is to lock-up and GG wants to reach that stage as quickly as possible. She clarified that "Owner-built" does not have to be built by the owner.

Tahirih Rockafella spoke against the project and expressed concerns about affordability and long-term feasibility and questioned government support for project, citing CRD concerns.

Rene Mahlow noted that people with low-incomes should not be enticed to take on home ownership and outlined various expenses associated with home ownership. Concerned about land values going up, but not building values.

Mary Jean Elliot lives on property that borders GG. She was concerned that the fence built by GG was a sheep fence, not a dog fence, as she is concerned about dogs jumping the fence. She cited concerns about density, water running downhill toward her property, and pollution of two ponds.

Orissa Forest referred to impact of density on contributing to toxicity in wetlands, noting prevalence of chronic disease and increased use of medications. With respect to proposed bylaws 233 and 234, she thought it would be premature to approve them with so much outstanding information. There is no minimum lot size in proposed bylaw.

A break was called at 2:04pm.

Public Hearing reconvened at 2:28pm.

Kathleen Buckley spoke in support of the project and felt it was a positive, innovative project on which people have worked very hard. She hoped that concerns would be resolved as housing has been ongoing issue on Galiano. While not the entire solution, she felt GG is important.

Tahirih Rockafella outlined concerns about HA, CMC administration, and LTC role, asking how CMC would be expected to enforce non-compliance amongst neighbours.

Orissa Forest expressed concern about the number of lots and lot coverages; bylaw 234 is silent on these issues. The map included with proposed bylaw does not show lots, roads, set-backs, parks, covenant, parking, yet it is a complicated bylaw; has concerns that at least one lot would not be legally allowed to build anything additional on the lot due to set-backs. Houses could be three (3) metres away from each other. Questioned quality of life and noted that HA is not finalized.

MaryAnn Bose spoke against the project and was concerned mostly about affordability of building a home. She would support a pre-built project for rental.

Michael Beach spoke against the project and was concerned that proposed bylaws do not provide sufficient detail to guarantee the plan and requested that the bylaws protect the intention of the proposed project. The bylaw should stand on its own, not as amendment. He questioned the appeal of model and noted he would rather see a pre-built model for rental or purchase. He has concerns about project going on a long time.

Jemma Lee spoke in favour of project, and noted that what is proposed is not entirely new. The model is what was most appropriate to pursue. Strata are bound by common law, legislation, building practices and code. She referred to map of proposed density, noting, that current model preserves environment more than a Page Drive-type building.

Trustee Pottle asked whether the board discussed the process of rural subdivision.

Doug Latta noted that Robert Barrs, Principal and Senior Planner with Modus, who worked with GLCHT in developing a feasibility study, estimated it would cost a certain amount, which seemed practical. There are hoops to go through, but the expense would be manageable. CRD and Islands Trust would be part of approval process.

Lorelei Allen spoke in favour of project. She referred to climate change and that there is no minimum-sized home that could be built. She is also concerned about conservation; density, ecologically speaking, is more favourable around a node of commerce. She referred to numerous empty houses on Galiano, which, if occupied, would double population of Galiano.

Tom Hennessy noted general fears with respect to density. The only thing in OCP that allows more density is affordable housing, seniors housing, and housing for disabled. However, if forestry lots rezoned, subdivided, then built, increased density would occur with that build-out. He referred to Airbnb pressures on housing. He noted mixed messages with regard to idea of using Heritage Forest for affordable housing.

Michael Durkos spoke in favour of project and supports increased density noting that neighbours decided to live near commercial area. LTC needs to evaluate land use, not hypothetical land users.

Dianne Laronde noted GG does not intend to solve all problems, but rather, to address entry-level home ownership. She referred to impossibility of regulating empty houses.

Oleann Rockafella spoke against proposed bylaws and questioned affordability.

Libby McLelland spoke in favour of the project. She runs a business on island and thinks GG would be a good change and supports giving this innovative, ecologically-minded project a chance, as it provides people an option. She noted importance of LTC dealing with land use issues, not micromanaging people.

Justin Prevedoros is a carpenter who is concerned about: leaseholders' skill levels, project's aesthetics, and rainwater catchment. He spoke against the proposed project.

Bonnie MacGillivray spoke in favour of project. She considered herself someone who might want to build her own home. She will live on a modest pension and likes diversity in a community.

Gabriel Shoichet spoke against proposed bylaws. He clarified a letter from CGA supporting an ecologically-minded approach *in general*. He is concerned about water use and lack of regulations. Referred to pressure-treated power poles currently on GG land and questions their ability to enforce environmental measures. Rainwater collection estimates: \$20,000 or more for a non-engineered system.

Bernard Mignault spoke in favour of project and referred to young families that have had to move away due to housing issues. He noted concern about pre-judgments about aesthetics of project.

Tahirih Rockafella: thought proposed bylaws were incomplete as they are silent on maximum lot coverage, noted concerns about approach of working out details later, questioned location of a comprehensive zoning map, noted the , covenant is silent on tree cutting and water usage, and has concerns about removal of phasing plan. Referred to Denman and Hornby Community Housing models.

Akasha Forest referred to: 1) a report appended to her letter, providing some answers with respect to the septic system; 2) affordable houses on Galiano that have been bought by new and existing families, resulting in growing school population; 3) positive steps of LTC having looked at secondary suites and increased cottage sizes; 4) possibility that GG may not be able to deliver viable housing; 5) community being asked to accept some risk; 6) uncertainty that proposed bylaws will ensure 20 houses will be used for affordable housing; 7) role of LTC in managing HA.

Orissa Forest questioned definition of affordability. She outlined various costs associated with ownership at GG.

Tom Hennessy noted that some people will have savings or financial help and that they may build a smaller home than 500 sq ft. GG will not work on less than 20 densities because of infrastructure costs. GG took half the density of Page-Drive. GG has already compromised by reducing density. Costs will be covered by lease money coming in from approx. 20 densities. With respect to power poles lying on ground, they were left on ground because there had been a complaint that they didn't have rezoning yet. They then propped logs off the ground. Poles in the ground have toxins leaching out.

Line-Marie St. Jacques spoke in favour of the project. She finds living on Galiano to be very challenging and wants to see community work together. She thanked GG group.

Akasha Forest shared concerns about proposed bylaws: 1) questioned if they ensured affordable housing. There is lack of scaled drawing and siting - 7.5 metres to 1.5 metres between lots. Topographical layout of land is relevant because it will determine buildability. Hazardous cliff area may restrict certain parts of proposed development. Without proper mapping it appears 20 densities might be too great. 2) Is it viable and accessible? Recent staff report of Sept. 19th noted a bylaw after this Public Hearing may be altered based on information received provided amendments do not alter use, increase or decrease density, without a land-owners' consent.

Louise Decario referred to her time spent as a Trustee on the project. She cannot support proposed bylaws without further amendments. OCP water supply policy has not been addressed. Any application involving increase in density or intensity of use should involve a study of groundwater. It's a critical groundwater area. Kohut study was not a groundwater report. Covenant states LTC may require the dwellings be connected to a community water system. She questioned how GG fit with Land Use Bylaw water provisions. LTC should not hold HA as they lack capacity to add to their workload.

Akasha Forest noted HA is not subject to Public Hearing. 20 densities will not be removed. A new owner could approach LTC to consider redevelopment. Concern was expressed about role and liabilities of LTC as they will have to evaluate declarations of potential lease-holders. LTC may pass off HA to another 3rd party.

Tom Hennessy noted GG is determined not to jeopardize surrounding wells and mentioned seasonal use of different water sources. Referred to Elizabeth May's letter of support.

There was discussion about the nature of the Vancouver Island Health Authority waiver.

Andrew Loveridge noted that medications in water supply are an issue for everyone regardless of residential location.

Akasha Forest noted that bed 'n breakfasts are included in home occupations. GG would permit construction of three bedroom homes. She questioned whether the LTC were consulted in formation of HA. In addition to ensuring eligibility of potential lease-holders, LTC would have to inspect property and deal with declared breaches and may have to restrict occupancy. She has concerns that micromanagement and risks have been downloaded onto LTC. Questioned whether electors intended this in the absence of other options.

Louise Decario noted importance of taking informed risk based on research; expressed concern about lack of mention of Galiano residency criteria for eligibility in GG and wondered how that addresses housing need. Would like to see a 500 sq. foot cottage with rainwater catchment and prove they have enough water.

Staff noted it was not legal to restrict to residents only.

Trustee Pottle presented eligibility criteria for Salt Spring Island.

Gabriel Shoichet referred to the number of stated applicants and would like to hear from an applicant and see demand for this type of housing. He would like to learn about other options in light of information about a housing option with free land offered.

Jillian Shoichet was considering being an applicant prior to this meeting, but now, she was concerned about insufficient information presented and had second-thoughts.

Tom Hennessy referred to 17 applicants. In this small community applicants have not spoken up because they feel intimidated and are concerned about their businesses.

Barry New noted the land has been surveyed and mapped. Power lines have been penciled in; environmental survey has been done, but each housing site has not been surveyed because of the cost related at this stage. Lot lines and setbacks for strata lots are within allowable ranges; he didn't think 20 cars was excessive on 10 acres. Noted the land has to be rezoned first; the people who will be there will be diverse.

Lony Rockafella spoke against proposed bylaws and added density, felt that people will find housing if they have a will, noted concerns about subdivisions being profit driven, wants to preserve and protect forest, questioned the viability of the project, and would rather encourage tourism than density. Island as it is reminds people that things are worth protecting. Concerned GG will be a precedent for other high density subdivisions.

Geoff Gaylor spoke in favour of proposed bylaws and referred to his letter of support. The proposed site clearly meets criteria for affordable housing in OCP. Proponents are a community group with no personal gain. There is an urgent need for various types of housing on Galiano. He expressed concern about future community and lives of individuals if we do not have housing options and about the impact of STVR's. GLCHT has changed their proposal several times over the years in response to community concerns. He commended community members who have worked on this. Increased density in a place near facilities fits OCP. Anyone can be part of Strata community. Neighbours have an access point to have some control and this is an important aspect of the project, of which he is a strong supporter.

Andrew Loveridge referred to the bylaw allowing for home occupations which will benefit community.

Tom Hennessy spoke to history of increasing density for tourist accommodation. Galiano residents are the top priority for housing. As a neighbour, GG intends to totally respect the Rockafella's property and have offered to build a fence.

Lony Rockafella outlined further concerns: 1) efficacy of rainwater catchment in light of reduced rainfall; 2) potential for a new owner to come in and change the intent of the subdivision; 3) implications for Porlier traffic and the resulting first four-way intersection on Galiano. He referred to a company from Vancouver that would monitor speed and classification of vehicles coming through Porlier and Ellis intersection; 4) potential need for clear vision on roadway, for safety, which will require more tree removal. If he were to purchase the land he would sign a legal covenant to preserve and protect in perpetuity this land and not put in a driveway.

Dianne Laronde, with respect to Lony Rockafella's offer to purchase the land, clarified that assets of land can only be distributed to a charitable organization or non-profit that has as its mandate affordable housing.

There being no further comments Chair Busheikin closed the Public Hearing at 4:43pm.

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