

**NOTES OF THE MAYNE ISLAND
LOCAL TRUST COMMITTEE
COMMUNITY INFORMATION MEETING
HELD ON WEDNESDAY APRIL 23, 2014 AT 1:10 P.M.
AT THE MAYNE ISLAND COMMUNITY CENTRE, MAYNE ISLAND, BC.**

PRESENT: Peter Luckham Chair
Jeanine Dodds Local Trustee
Brian Crumblehume Local Trustee
Gary Richardson Island Planner
Pat Todd Recording Secretary

There were approximately twelve (12) members of the public in attendance.

3. COMMUNITY INFORMATION MEETING

3.1 MA-RZ-2012.1 (Oceanwood)

The Chair called the Community Information Meeting to order at 1:10 p.m. and welcomed all the participants. He stated the purpose of the meeting: to provide an outline of the rezoning application MA-RZ-2012.1 (Oceanwood) and allow those present to ask questions regarding the proposed project.

Planner Richardson reviewed the current status of the 10 acre property and what is being proposed:

- 28 vacation accommodation units
- 8 seniors residential units
- 7 employee dwellings
- Manager's residence.

Planner Richardson stated The Official Community Plan identifies Senior's Housing as an amenity which allows some increase of density and also requires rain water storage/catchment. He further stated that a Development Permit could be implemented to allow the Local Trust Committee (LTC) to direct the development in more detail.

The greatest concern raised to date is the demand on water resources with the increased density. A water study submitted by the Applicant suggests usage would not differ from past consumption. Water is a difficult resource to control and/or incorporate into an application and staff feels a geohydrology review would be beneficial.

There have been some concerns raised regarding the location for senior's housing as the property is isolated. Parking and septic system have been raised as issues as well.

Planner Richardson has developed a chart for phasing of construction.

The Applicant spoke to the proposal which has been amended after the study indicated that senior's housing demand was low and the LTC recommended mixed housing. All units would be screened from surrounding properties and there would be a pool as a community amenity. It was further stated that the developer would like to balance the number of vacation rentals with the number of senior's units. There are extensive plans to minimize water draw through new fixtures, water collection and harvesting of rainwater.

Trustee Crumblehulme questioned staff as to how a Development Permit could be used to protect the ground water.

Trustee Dodds questioned proceeding with the rezoning and further along to use a Development Permit to protect water usage.

Chair Luckham stated the need for the developer to be assured of what is in the Development Permit and the requirements/guidelines so there is no surprise.

Trustee Crumblehulme spoke to the length of the process and that the applicant has adapted the proposal to the recommendations and requests to date.

Planner Richardson suggested use of a Dual System however this is costlier for the developer. A covenant could be utilized to ensure compliance in perpetuity.

Chair Luckham asked who would hold the Housing Agreement.

Planner Richardson stated that the Capital Regional District would hold the Housing Agreement.

Trustee Dodds asked if a covenant could be used to ensure the number of senior's units.

Trustee Crumblehulme spoke to the need for accuracy as the zoning is attached to the land.

Jacque Burrows questioned the value of the development to the island.

Trustee Dodds spoke to the limited interest in seniors housing demonstrated by the study and questioned how to define seniors housing.

Planner Richardson stated that the Church property had specified an age and the Staff Report suggests 65. The CRD Building Code details requirements for accessible housing.

Carsten Petersen spoke to the Official Community Plan (OCP) which states an amenity is worth ten (10) units of density and also raised concerns as to water usage as the proposal is a huge increase from existing zoning.

Trustee Dodds reminded those present that the proposal had been reviewed by the Advisory Planning Commission (APC) twice and had received the support of the APC.

Chair Luckham said there will be a number of opportunities for the public to respond to the application and that if the senior's units cannot be filled that is an issue for the developer. The LTC does not determine the viability of the project – only if the use is appropriate.

Ian Dow stated that the Experience the Gulf Islands program is trying to inventory the volume of tourist rental units and questioned the time frame for the project.

Chair Luckham replied that generally rezoning takes 6 months and at this time there is no answer as to whether the development will proceed to completion.

Ian Cocker distributed a map detailing the parking issues. When the property was rezoned previously, parking was to be on site, which didn't always happen and questioned if this would be addressed.

Planner Richardson said this could be part of the Development Permit.

Henry Lang asked if there is a standard as to number of parking spaces per unit and staff stated this is detailed in the Land Use Bylaw (LUB) as to number and size.

Dave Burroughs spoke in favour of the proposal.

The Applicant spoke to correspondence from Bill Warning on behalf of the Mayne Island Integrated Water Society.

There being no further comments, Chair Luckham closed the meeting at 1:52 p.m.

RECORDER

DATE