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**Subject:** Galiano LTC. GL-RZ 2021.2 and GL-RZ 2023.2 DL 85 and 86

Greetings Galiano LTC,

First off, let me say that I support the LTC working with the applicants of DL 85 and 86 in their rezoning proposals. Rezoning processes are opportunities for communities to work through and further define what is important.

The purpose of my letter is to comment on the proposed amenity lots for affordable housing or some combination of non-profit societies on Galiano. As someone who has dedicated a significant portion of their time working in the non-profit affordable housing sector, I certainly support funds being allocated to affordable housing societies that are actively working to mitigate the housing crisis.

The concerns that I raise below bear no reflection upon the applicants for DL 85 and 86, who are community-minded individuals.

What I am concerned about is the capacity of the LTC to enforce such a commitment. I look to the rezoning of DL 79 as an example from recent history. Attached is an Islands Trust press release from October 20, 2016, touting the benefits of the DL 79 subdivision, which included this benefit:

"The landowners also agreed to sell one of the two-hectare residential lots and contribute the net proceeds of the sale towards affordable housing projects on the island."

The pride contained within that press release is palpable. A former Trustee is quoted as saying, "The Galiano Local Trust Committee is committed to making land use decisions that balance the needs of the environment with those of the community and we are pleased to see this subdivision strike that balance."

The promise of providing funds to affordable housing was one of the carrots used to gain community support for the rezoning of DL79.

On October 23, 2014, a staff report stated:

"At the November 18, 2013 meeting, the LTC passed the following resolution with regards to donating Lot 5 as a community benefit:

Resolution GL-LTC-132-13 It was Moved and Seconded that the Galiano Island Local Trust Committee directs staff to enter into a cost recovery agreement with applicant GL-RZ-2013.1 (Landworks) for legal review of the legal undertaking pertaining to the transfer of funds from the sale of proposed Lot 5 to the Galiano Island Housing Society (emphasis added).

"The Galiano Island Housing Society (GIHS) has agreed to accept the lands in principle and staff will work with the applicant and the GIHS to facilitate the transfer of Lot 5 at the time of registration of the subdivision" (see attached staff report).

Fast forward to December 2023. The amenity Lot 5 was sold years ago and not a penny has been given to affordable housing on Galiano. The owner of the particular amenity lot in question has indicated to Galiano community members, myself included, in writing, that he has no intention of giving any funds to affordable housing on Galiano.

What is this LTC going to do about it? Or, will that community amenity lot (from DL 79) remain an empty promise not worth the paper it was written on?

Colleen Doty