



File No.: SS-RZ-2017.2

DATE OF MEETING: July 20, 2017
TO: Salt Spring Island Local Trust Committee
FROM: Rob Milne, Island Planner
Salt Spring Island Team
COPY: Stefan Cermak, Regional Planning Manager
SUBJECT: Dragonfly Commons Affordable Housing Application
Applicant: Fernando & Tammy Dos Santos
Location: 221 Drake Road

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee directs staff to prepare draft bylaws for the review and consideration of the Local Trust Committee.

REPORT SUMMARY

The purpose of this report is to introduce rezoning application SS-RZ-2017.2 which seeks to rezone and redesignate lands to allow for the development of a 30 unit affordable housing project at 221 Drake Road. The applicants have requested, “...a site specific affordable eco-friendly housing zone that permits approximately 30 units of non-profit mixed entry-level homeowner and affordable rental housing with complimentary amenities (approximately 3 units per acre – 30 units/10.53 acres).” The subject property is currently undeveloped.

BACKGROUND

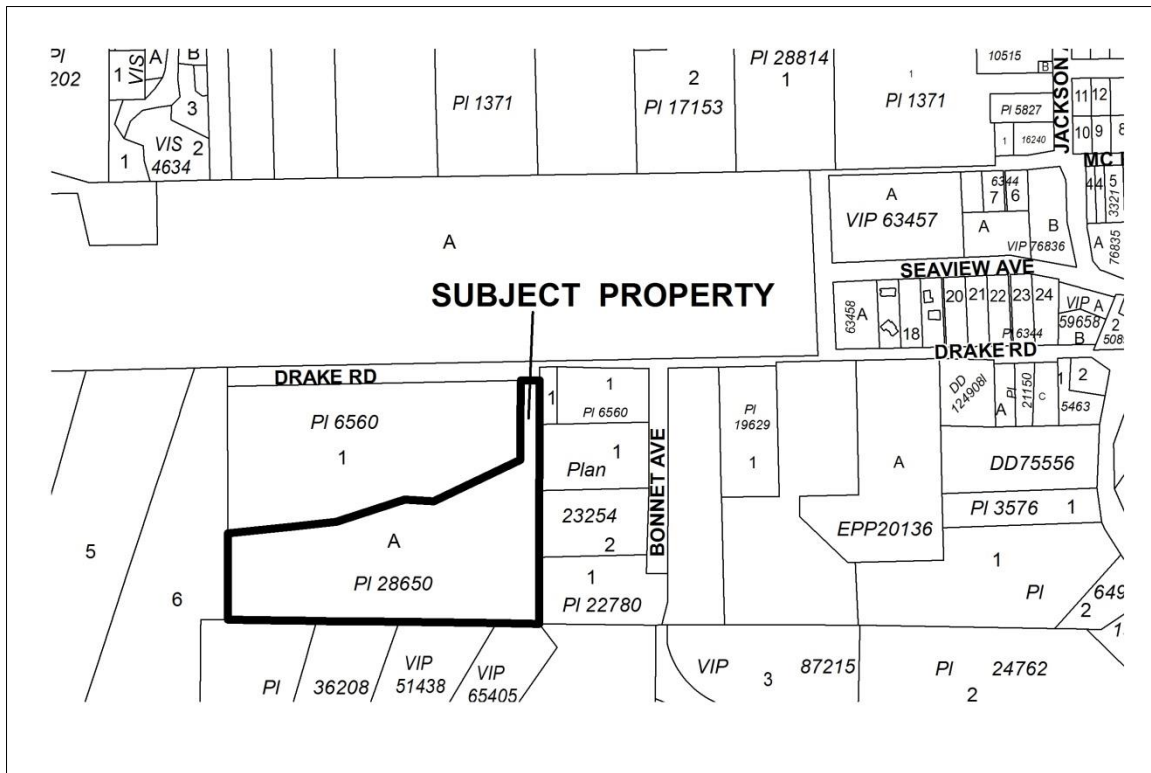
The rezoning application (Attachment 1) was received on February 14, 2017 and was accompanied by a comprehensive rezoning proposal document (Attachment 3) which provides background and context for the application. Staff has met with the applicants on several occasions, including an onsite review, to discuss the project and provide guidance with respect to the rezoning and subdivision processes. The main focus of those discussions has been related to demonstrating the physical capability of the property to support the onsite services necessary for the proposed development to proceed, as well as early identification of community concerns. It is the intent of the applicants to develop their project on the basis of independent and onsite community water and waste disposal systems.

As was noted in the proposal which accompanied the application the intent of the document is to, “seek feedback from the LTC on the concept, reaction to the proposed density and to get an indication of any early concerns, conditions or suggestions for the project”.

In general terms the proposal intends to site as many as 30 residences on the south and easterly portion of the property located at 221 Drake Road. The development will be based upon a bare land strata subdivision which will include a common building to be sited on common property. The units are intended to provide a mix of affordable housing and affordable rental housing. Rental rates and home sale prices are intended to be regulated through a housing agreement.

The property will be accessed using the property's existing panhandle to Drake Road. The Ministry of Transportation and Infrastructure (MOTI) has advised that some upgrades of Drake Road between Bonnet Avenue and the property access will be required. The extent and nature of those upgrades is not yet known. The property is crossed by a tributary of Ganges Creek along its northern boundary and the property is identified as being affected by slopes which represent a low to medium risk. The slope areas and creek corridor are within DPAs 6 and 7, respectively, and any development of the property will require development permits issued by the Islands Trust.

The proposed design is intended to minimize impervious surfaces and limit building footprints to 50-56m² (539-604 ft²) with a total site coverage just under 4%, including a common building of 186 m² (2002ft²). The various design elements, including reduced impervious areas and parking spaces are intended to reduce the overall environmental impacts of the proposed development.



ANALYSIS

Policy/Regulatory

Islands Trust Policy Statement:

The Islands Trust Policy Statement contains a number of policies which are relevant to this application (Attachment 1). At this time, it is the view of staff that the subject application is not in conflict with those policies and that the application materials address the intent of those policies. Staff will follow up with a report analysing compliance with the Policy Statement using the Directives Only Checklist in accordance with s. 1.9 of Trust Council Policy 1.3.i.

Official Community Plan

The property is designated Rural Neighbourhoods (RL) in the Salt Spring Island Official Community Plan (OCP) (Attachment 2). The Rural Neighbourhoods designation is identified as being intended to “allow for larger lot developments to provide for a variety of rural activities without impinging on neighbours”. New zones created in this designation will not generally have a density that exceeds 1 lot per 2 ha. As such there will be a need to redesignate the subject property to Residential Neighbourhoods (RN) which allows for medium density development such as is being proposed (approx. 7 lots/hectare or 3 lots/acre).

The following OCP objectives and policies are of relevance to this application.

B.2 RESIDENTIAL LAND USE OBJECTIVES AND POLICIES

B.2.1.1 Objectives

- B.2.1.1.1 To support a mix of housing types in appropriate locations without compromising protection of the natural environment.
- B.2.1.1.2 To develop zoning that allows many different types of housing and accommodates a diverse population.
- B.2.1.1.3 To acknowledge that a framework that limits growth may restrict housing choices as supply is limited; to respond to the challenge of fostering socioeconomic diversity within such a framework.

B.2.1.2 Policies

- B.2.1.2.1 Zoning changes should be avoided if they would likely result in a larger island population than is expected under the development potential zoned in 2008. Exceptions to this policy are to be few and minor and only to achieve affordable housing and other objectives of this Plan.

B.2.2 AFFORDABLE, RENTAL AND SPECIAL NEEDS HOUSING

B.2.2.1 Objectives

- B.2.2.1.1 To provide opportunities for the creation of affordable, rental and special needs housing.
- B.2.2.1.2 To integrate affordable, rental and special needs housing into appropriate residential areas where community services are most accessible.

B.2.2.2 Policies

- B.2.2.2.3 All rezoning applications for affordable housing projects should include evidence of:
 - a. need for the housing.
 - b. an adequate water supply for potability and for fire protection.
 - c. means of sewage disposal.
 - d. energy and water efficient building design.
 - e. not degrading a sensitive ecosystem.
 - f. not being sited in an area subject to hazardous conditions.

Land Use Bylaw:

The subject property is currently zoned Rural (R). As the proposed development does not comply with the provisions of the Rural zone, a Land Use Bylaw amendment will be required to permit the proposed development. It is suggested that a property specific variant of the Residential Four (R4) zone, which closely reflects the uses and density being considered would be an appropriate approach to consider.

Issues and Opportunities

This application represents a reasonable opportunity to provide affordable housing on Salt Spring Island. The Dragonfly Commons Zoning Proposal document which accompanied the application shows that significant thought has gone into this project and provides insight into the vision, and the target group, for the project.

OCP Policy B.2.2.2.3 which was listed in the OCP discussion, and which is provided below for convenience, identifies six items that should be addressed in the consideration of applications which are intended to provide affordable housing. Items (a) and (d) of that policy are addressed in detail in the zoning proposal document and onsite testing by qualified professionals has confirmed the presence of an adequate onsite water supply as well the presence of a suitable site for onsite waste disposal (items (b) and (c)) as shown on attached Schedules 5 and 6.

The stream corridor represents a sensitive ecosystem and there is an area of the property which represents a low to moderate hazard risk. Both of these areas are captured within development permit areas 7 and 6 respectively. Concerns and risks related to these areas can be addressed through the development permits that would be required prior to any development of the property.

B.2.2.2.3 All rezoning applications for affordable housing projects should include evidence of:

- a. need for the housing.*
- b. an adequate water supply for potability and for fire protection.*
- c. means of sewage disposal.*
- d. energy and water efficient building design.*
- e. not degrading a sensitive ecosystem.*
- f. not being sited in an area subject to hazardous conditions.*

Consultation

Any land use bylaw and OCP amending bylaws will require a public hearing and the approval of the Executive Committee and, in the case of the OCP amendment, approval by the Minister of Community, Sport and Cultural Development.

As the project would involve an OCP amendment, the LTC is required under s. 475(2) of the *Local Government Act* to consider opportunities for consultation with persons, organizations and authorities it considers will be affected including First Nations. The LTC is also required under s. 476(a) to consult with the local school district.

Notwithstanding statutory consultation requirements, it should be noted that the proponents of this project conducted an open house on June 11, 2017 which was intended to inform the community about the project as well as elicit community feedback. Approximately 116 people attended the event which was held in the Lions Hall on Bonnett Avenue. Comments sheets were available and a written record of the comments is attached to this report (Attachment 7).

Rationale for Recommendation

It is the view of staff that the application package and information represent a well-considered and viable project which has the potential to create affordable housing on Salt Spring Island. At the request of staff the applicants have taken the steps necessary to confirm the availability of an adequate onsite water supply and the ability of the property to support onsite waste disposal thereby demonstrating the ability of the project to meet a key element of the vision for the proposed development; and further demonstrating the potential viability of the project.

Given the foregoing staff are recommending the preparation of draft bylaws which would facilitate the implementation of the proposal and set the stage for the community dialogue required to move this application forward.

ALTERNATIVES

The LTC may consider the following alternatives to the staff recommendation:

1. Request further information

The LTC may request further information be provided prior to making a decision. If selecting this alternative, the LTC should describe the specific information needed. Recommended wording for the resolution is as follows:

That the Saltspring Island Local Trust Committee request that the applicant submit to the Islands Trust [list information required].

2. Choose to proceed no further

The LTC may choose to proceed no further with the application. If this alternative is selected, the LTC should state the reasons for this choice. Recommended wording for the resolution is as follows:

That the Saltspring Island Local Trust Committee proceed no further with application SS-RZ-2017.2 for the following reasons [insert reasons].

3. Hold the application in abeyance

The LTC may choose to hold the application in abeyance pending completion of a significant study or receipt of other information. If this alternative is selected, the LTC should state the reasons for this choice. Recommended wording for the resolution is as follows:

That the Saltspring Island Local Trust Committee hold application SS-RZ-2017.2 in abeyance until the following information has been received [list information required].

NEXT STEPS

Following receipt and consideration of the draft bylaws which support this application the next step would be to consider a statutory referral of the bylaws and supporting information to community and agency stakeholders.

Submitted By:	Rob Milne, MA, RPP, MCIP Island Planner	June 29, 2017
Concurrence:	Stefan Cermak Regional Planning Manager	July 6, 2017

ATTACHMENTS

1. Application
2. Context Statement
3. Dragonfly Commons Rezoning Proposal
4. Site Plan
5. Well report

6. Onsite waste disposal capability confirmation
7. Open house comment transcript



Islands Trust

www.islandstrust.bc.ca
Toll Free: 1-800-663-7867

Victoria Office
200 - 1627 Fort Street
Victoria, BC V8R 1H8
Ph: (250) 405-5151
Fax: (250) 405-5155
information@islandstrust.bc.ca

Salt Spring Office
1 - 500 Lower Ganges Road
Salt Spring Island, BC V8K 2N8
Ph: (250) 537-9144
Fax: (250) 537-9116
ssinfo@islandstrust.bc.ca

Northern Office
700 North Road
Gabriola Island BC V0R 1X3
Ph: (250) 247-2063
Fax: (250) 247-7514
northern@islandstrust.bc.ca

North Pender, South Pender,
Galiano, Mayne, Saturna, Executive

Salt Spring

Gambier, Lasqueti, Hornby,
Denman, Gabriola, Thetis

Bylaw Amendment Application Form

For Official Community Plan, Land Use Bylaw, Zoning Bylaw, Subdivision Bylaw,
Rural Land Use Bylaw and Land Use Contract Amendments.

Application Fee:	OFFICE USE ONLY		
	5500.00	Receipt No: 3503	File No: SS-RZ-2017.2

SECTION 1: DESCRIPTION OF PROPERTY
(AS INDICATED ON STATE OF TITLE CERTIFICATE)

Lot/Parcel Lot A Plan VIP28650 Block _____ District Lot/Section 20

Range 3 East Other Description Cowichan District, North Salt Spring Island

Street Address or General Location 221 Drake Road

Jurisdiction and Folio Number 01 764 00703.060 1 0 (From Property Assessment/Tax Notice)

Parcel Identifier (PID) 001 - 751 - 581 (From State of Title Certificate)

SECTION 2: OWNER INFORMATION
(ADD ADDITIONAL PAGE IF MORE THAN TWO OWNERS)

(1) <u>Fernando A Dos Santos</u>	(2) <u>Tammy L Dos Santos</u>
Name _____	Name _____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

SECTION 3: APPLICANT INFORMATION
(IF DIFFERENT FROM OWNER)

Name _____ Street Address _____ Town/Prov. _____

Postal Code _____ Telephone _____ Fax _____ Email _____

Freedom of Information and Protection of Privacy

Personal information contained on this form is collected under the Local Government Act for the purpose of responding to this application, or for purposes directly connected with this application. Information on your application form may be available to the public upon request under freedom of information legislation. Please contact a Deputy Secretary at one of the above noted offices if you have any questions regarding the collection of personal information on this form.

RECEIVED

FEB 14 2017

ISLANDS TRUST

The processing of your application will be delayed if it is incomplete. Please read the guide before you complete the application form. Keep the guide for your reference during the application process. Contact a staff person for assistance.

Mail or deliver the completed application form, fee, plans and supporting material to the Islands Trust Office. The fee is payable to the Islands Trust. Contact Islands Trust staff for the current fee prior to submitting your application as fees may change annually.

SECTION 4: Plan Designation or Zone changes:

Official Community Plan amendment requested (if applicable and be specific):

We request to be included in the Ganges Village Core

Land Use Bylaw, Zoning, Subdivision or Rural Land Use Bylaw amendments requested (if applicable and be specific):

The request to the Islands Trust is for a site-specific affordable eco-friendly housing zone that permits approximately 30 units of non-profit, mixed entry-level homeowner and affordable rental housing with complimentary amenities (approximately 3 units per acre - 30 units/10.53 acres). Housing affordability will be ensured long-term through a Housing Agreement. Please see attached proposal for further details.

Land Use Contract amendments requested (if applicable and be specific):

n/a

enclosed: one (1) copy of original survey, one copy of 2016 survey, one survey with Riparian Areas show, one site plan - digital copies to follow

SECTION 5: Site Plans (if applicable):

Submit one (1) full-size copy and three (3) reduced (11X 17) copies of a detailed Site Plan that shows all the natural and developed features of the property, and the distances between these features and the lot lines. Show the location of any proposed buildings, structures and land clearing showing accurate dimensions of their size and the distances between the proposed developments and existing features, including lot lines. You may be required to submit an elevation showing the side views of the proposed development.

SECTION 6: Describe the current uses of the land and buildings on the property.

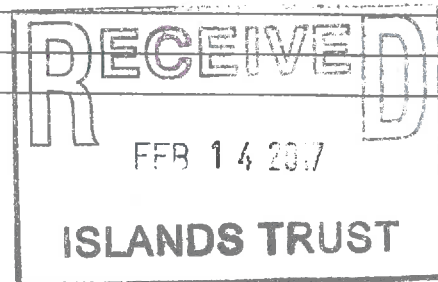
The site is currently vacant.

SECTION 7: Describe the proposed uses of the land and buildings and the proposed timing of the development or commencement of use.

The development will be a bare-land strata, with individual ownership of home on small lot, with an equal ownership of the common areas and infrastructure (roads, water-system, septic, gardens and community building).

SECTION 8: Describe the current uses of land and buildings on adjacent properties. You may be required to submit a site plan showing existing features of adjacent properties.

Please see attached proposal for a comprehensive map and list of current uses of adjacent properties.



SECTION 9: Describe the reasons in support of the bylaw amendment. Attach additional comments on a separate page. Submit any technical reports, studies or appraisals of the property and report on any community consultation you have undertaken.

The proposal meets many of the housing affordability objectives in the OCP and produces affordable homeownership and rental housing. It is appropriately located on the outskirts of Ganges Village, close to all services and amenities. The project can accommodate singles, couples and small families. Please see attached proposal for an in-depth explanation of the reasons for this bylaw amendment.

SECTION 10: APPLICATION COMPLETION CHECKLIST:

- I have completed all sections of this application form
- I have included detailed site plans and elevation drawings as required in Section 5 of this application form
- I have included a recent State of Title Certificate (not more than 30 days old)
- I have included copies of all covenants registered against the title
- All owners listed on the title have signed the application
- I have included the correct fee (contact Staff for current fees)

IMPORTANT: Your application will not be considered complete unless it contains all of the information above.

A Note about Obtaining State of Title Certificate and Covenants: State of Title Certificate and covenants may be obtained from the Land Title Office or through your local government agent office for a fee.

SECTION 11: OWNER'S CONSENT AND AUTHORIZATION

(Signature of all registered owners is required.)

For additional owners, including Strata Corporations, attach a separate sheet)

In order to assist Islands Trust Planners in the review and evaluation of my application, by signing below, authorize the Planners assigned to this application to enter onto the land at reasonable times, after making reasonable efforts to arrange to schedule a convenient time for such a visit, to inspect the land. I acknowledge a right, if a convenient time can be scheduled, to accompany the Planner on the site visit.

_____ named in Section 3 of this application to represent this application:

Consent and Authorization Signature

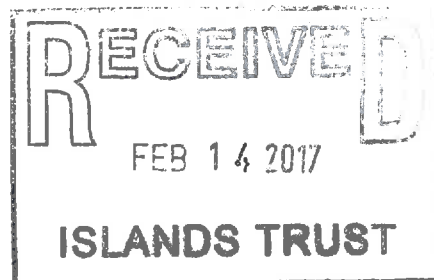
Consent and Authorization Signature

(1) Feb. 14, 2017
Date

(2) Feb 14 / 2017
Date

Contaminated Sites Regulation

Please note that pursuant to Section 4(4) of the Contaminated Sites Regulation, B.C.Reg. 375/96, a site profile is not required and will not be accepted by the Islands Trust. If you have any questions, please contact this office.



ATTACHMENT 2 – SITE CONTEXT

LOCATION

Legal Description	Lot A, Section 20, Range 3 East, North Salt Spring Island, Cowichan
PID	001-751-581
Civic Address	221 Drake Road

LAND USE

Current Land Use	Vacant land
Surrounding Land Use	East – Rural residential North – Vacant rural land West – Rural residential South – Rural residential

HISTORICAL ACTIVITY

File No.	Purpose
	N/A

POLICY/REGULATORY

Islands Trust Policy Statement	<p>The following policies may have relevance to the consideration of this application:</p> <p>3.1.3 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address the identification and protection of the environmentally sensitive areas and significant natural sites, features and landforms in their planning area.</p> <p>5.2.4 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address any potential growth rate and strategies for growth management that ensure that land use is compatible with preservation and protection of the environment, natural amenities, resources and community character.</p> <p>5.2.5 Local trust committees and island municipalities shall, in their official community plans and regulatory bylaws, address means for achieving efficient use of the land base without exceeding any density limits defined in their official community plans.</p>
Official Community Plan Designations	<p>The property is designated Rural Neighbourhoods (RL).</p> <p><u>Development Permit Areas:</u> The subject property is located within the following Development Permit Areas (DPAs)</p>

	<ul style="list-style-type: none"> • DPA 4 – Lakes, Streams and Wetlands • DPA 6 Unstable Slopes and Soil Erosion Hazard – (SW area) • DPA 7 – Riparian
Land Use Bylaw	The subject property is zoned Rural (R) . As the proposed use does not comply with the provisions of the Rural zone, a Land Use Bylaw Amendment will be required.
Other Regulations	None applicable at this time. Should the property be rezoned the applicants will need to make application to MOTI for subdivision approval. Additionally, at such time as directed by the LTC this application will be referred out to relevant agencies and First Nations.
Covenants	There are no covenants registered on the title of the property.
Bylaw Enforcement	There are no enforcement issues recorded for this property.

SITE INFLUENCES

Islands Trust Fund	There are no Trust Fund Board covenants on the property..
Regional Conservation Strategy	Salt Spring Island has been identified as an area for a high conservation focus. The proposed use of the property for affordable housing is not in conflict with any identified species at risk or sensitive ecosystem. The riparian corridor along the norther property line will be protected through the DPA 7 for riparian protection.
Species at Risk	None identified.
Sensitive Ecosystems	None identified
Hazard Areas	The Islands Trust GIS slope hazard mapping shows some areas of moderate and low hazards on the southwestern portion of the property. Any concerns would be addressed through DPA 6 - Unstable Slopes and Soil Erosion Hazard.
Archaeological Sites	<p>The Provincial RAAD mapping shows potential archaeological sites on the subject property.</p> <p>By copy of this report, the applicant should be aware that the lot may contain previously unrecorded archaeological material that is protected under the <i>Heritage Conservation Act</i>. This would most likely be indicated by the presence of areas of dark-stained soils containing conspicuous amounts of fire-stained or fire-broken rock, artifacts such as arrowheads or other stone tools, or even buried human remains. If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately at (250) 953-3334 as a <i>Heritage Conservation Act</i> permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.</p>
Climate Change Adaptation and Mitigation	The property has been logged in the past but is the home to some mature forest. Protection will be provided for the riparian corridor which borders the northern property line and the proposed development will be based upon a bare land strata with reduced road widths and small footprint residences.
Shoreline Classification	Not Applicable

Shoreline Data in TAPIS	Not Applicable

DRAGONFLY COMMONS

Approximately 30 Units of Affordable Homeowner and Rental Housing

Affordable Workforce Eco-Friendly Housing for low to moderate wage earners

REZONING PROPOSAL

February 2017

*Affordable Workforce Housing is a Cornerstone of
Community Sustainability and Quality of Life*



DRAGONFLY COMMONS

Rezoning Proposal February 2017

Planning and pre-development work for this project has been made possible by a generous financial contribution from Canada Mortgage and Housing and invaluable assistance from:

Island Women Against Violence IWAV

Salt Spring Island Housing Council Society

The Project is directed by a Steering Committee with the following members:

Fernando Dos Santos - co-owner of the subject property

Tammy Dos Santos - co-owner of the subject property

Kisae Peterson - IWAV, Housing Council


Charles Belknap, Cora Platz, Jan Patterson, Tom Mitchell - Housing Council

Ron Cooke - Community Services

With much appreciated mentoring from Janis Gauthier

The Applicants:

Fernando Dos Santos and Tammy Dos Santos



We wish to thank the many members of the community who have expressed their support and contributed their time to describe housing needs on Salt Spring and to make excellent suggestions on how to address those needs.

Dragonfly Commons Rezoning Proposal 2017

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APPENDIX

1. Preliminary Riparian Areas Assessment, done by Hydrologist, Dave Gooding
P.Eng, marked on survey
2. Preliminary Drainage Plan, by Dave Gooding - in process, available mid-March
3. Site Plans & House Designs, by Donald Gunn
4. Wells being drilled by Drillwell, with Well Report to follow
5. Housing Needs Assessment (HNA 2015)

DRAGONFLY COMMONS

Rezoning Proposal

1. INTRODUCTION

PURPOSE OF THIS DOCUMENT

The purpose of this document is to provide project history and background, and to communicate preliminary plans to the Local Trust Committee (LTC) and to the public. The objective is to seek feedback from the LTC on the concept, reaction to proposed density and to get an indication of any early concerns, conditions or suggestions for the project.

BACKGROUND

Tammy and Fernando Dos Santos purchased the subject property in February 2011 with the idea that it would be an excellent site for an affordable housing project. Other projects have kept them busy over the years. Given the current affordable housing crisis, particularly as it pertains to low and moderate income wage earners, they feel that now is a propitious time for this project.

Preliminary project planning and feasibility analysis began in 2016, with funding from Canada Mortgage and Housing. Site planning started with a lakes, stream and wetlands assessment as well as a riparian areas assessment of the property (see *Appendix 1*).

The working concept developed is for approximately 30 'small homes', with a mix of entry-level ultra-affordable homeowner and ultra-affordable rental housing.

APPROACH TO RE-ZONING APPLICATION

This project intends to set the bar high with respect to affordability, and will clearly demonstrate that it addresses OCP housing affordability and other community objectives and policies. While affordable housing can be considered an amenity, we recognize that the amenity zoning process is complicated, time consuming and carries uncertain outcomes. Accordingly, this application for increased density is based on the merits of affordable housing alone.

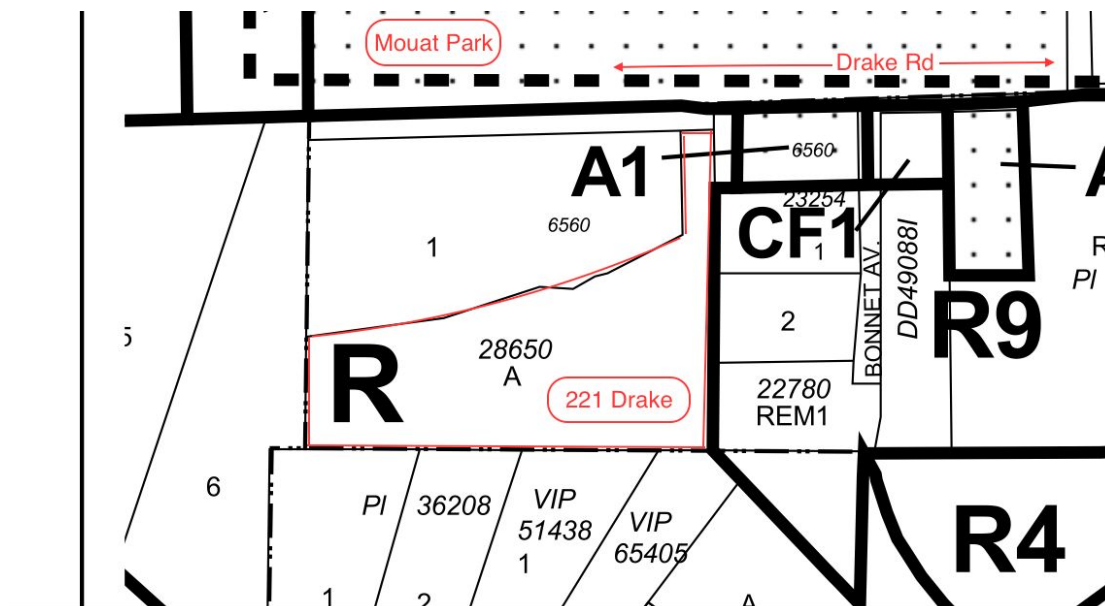
2. DESCRIPTION OF PROPERTY

SITE LOCATION

The 10.53 acre site is located at 221 Drake Road, second driveway on the left past Bonnet Ave. It is well situated near the downtown core of Ganges, and within walking distance to schools, shopping, and most services. The site is completely undeveloped.

The general character of Drake Road is rural residential, with mostly mixed older single-family housing on a narrow, heavily wooded and winding dead-end road. There are also a number of affordable housing initiatives in the area at various stages of development including the Drake Road Affordable Housing, the Lion's Club, Community Services Society, Abbeyfield and IWAV. (see page 25 for Current Use of Adjacent Properties)

Across from the property is Mouat Park, a 23-hectare Provincial Regional Park which follows a significant portion of the north side of Drake Road.



SITE DESCRIPTION

The driveway slopes uphill to the south, through the panhandle portion of the lot, to a meadow with a large pond. Along the south boundary the property backs onto a steep wooded hillside made up of a number of Wilkie Way properties. The majority of the site is a fairly typical naturally regenerating western red cedar site, partially logged in the meadow area and panhandle area many years ago. It is notable for a beautiful creek and deep ravine along the northern boundary which is heavily treed

with large firs and cedars. The property houses a beautiful man-made pond which has become a wildlife habitat. The western part of the property, which is to be left undeveloped, is planned as a protective covenant.

The site is private with almost no neighbouring households in sight. There is a small home at the bottom of the driveway, but there is no sight-line to the home from the proposed development area; neither are there sight-lines to any of the Wilkie Way homes to the south. The three properties on the east boundary are undeveloped; any development of future homes on these properties would be accessed via Bonnet Road, downhill from the main development site of this proposal. See page 25 for the Current Use of Adjacent Properties for a more comprehensive list and map. As a note, there are other affordable housing proposals and designated areas in the vicinity of this development site.

The site slopes generally downwards towards the north to Drake Road. The drainage plan is an integral part of the design process. Please see **Appendix 2** for a copy of the Preliminary Drainage Report - available by mid-March 2017.

3. PROPONENT INFORMATION

The owners of the property are Tammy and Fernando Dos Santos.

The project is overseen by a Steering Committee.

The Development Team includes surveyor, architect, Islands Trust, engineers, etc.

4. APPLICANT INFORMATION

Tammy and Fernando Dos Santos, 


5. ZONE CHANGES

REQUEST TO THE ISLANDS TRUST

The request to the Islands Trust is for a site-specific affordable eco-friendly housing zone that permits approximately 30 units of affordable mixed entry-level homeowner and affordable rental housing with complimentary amenities (approximately 3 units per acre - 30 units/10.53 acres) which is substantially lower density than other developments on Salt Spring such as Kingfisher, Pioneer Village, and Greenwoods in R1 zones.

Zoning changes requested would allow a combination of duplex and single 1-storey units as well as a common building space to permit such uses as day care, meeting and program space, or other compatible uses. We also request that home based businesses be permitted to the extent that they are compatible with the residential uses, given noise, traffic, water usage and/or other considerations.

OCP OBJECTIVES AND POLICIES

We recognize that density increases are constrained by the OCP, even for affordable housing, and are to be 'few and minor'. We further recognize that the proposed density increase will be viewed as an exception, and will require a housing agreement to ensure long-term affordability is maintained. This proposal is guided by the following OCP land use objectives and policies:

B.2 RESIDENTIAL LAND USE OBJECTIVES AND POLICIES

B.2.1.1 OBJECTIVES

B.2.1.1.1 To support a mix of housing types in appropriate locations without compromising protection of the natural environment.

B.2.1.1.2 To develop zoning that allows many different types of housing and accommodates a diverse population.

B.2.1.1.3 To acknowledge that a framework that limits growth may restrict housing choices as supply is limited; to respond to the challenge of fostering socio-economic diversity within such a framework.

B.2.1.2.1 POLICIES

B.2.1.2.1 Zoning changes should be avoided if they would likely result in a larger island population than is expected under the development potential zoned in 2008. Exceptions to this policy are to be few and minor and only to achieve affordable housing and other objectives of this Plan.

B.2.2 Affordable, rental and special needs housing

Note: Where land is located within the North Salt Spring Waterworks District, any rezoning proposals that are expected to result in a net increase in water demand must also take into account the severe restraints on the District's available water supply. Policies in Section C.3.2.2 must also be considered.

B.2.2.1 OBJECTIVES

B.2.2.1.1 To provide opportunities for the creation of affordable, rental and special needs housing.

B.2.2.1.2 To integrate affordable, rental and special needs housing into appropriate residential areas where community services are most accessible.

B.2.2.2 POLICIES

General

B.2.2.2.1 The Local Trust Committee will initiate a Housing Needs Assessment, to be updated regularly and on the basis of which the Local Trust Committee may establish priorities for consideration of affordable housing applications.

B.2.2.2.2

The Local Trust Committee, in cooperation with the Capital Regional District and the community, should work to establish a target level for the percentage of rented and owned affordable housing units in the total housing stock, based on projected community housing needs.

B.2.2.2.3

All rezoning applications for affordable housing projects should include evidence of:

- a. need for the housing.**
- b. an adequate water supply for potability and for fire protection.**
- c. means of sewage disposal.**
- d. energy and water efficient building design.**
- e. not degrading a sensitive ecosystem.**
- F. not being sited in an area subject to hazardous condition**

C.3.2.2 POLICIES

C.3.2.2.1 When the Local Trust Committee receives rezoning applications for land inside the boundaries of a community water system, it will refer the application to the operators of the affected system. They will be asked if water could be supplied to the proposed new development, considering the needs of their existing customers and the provision of water for firefighting, and any properties already zoned for further development. When it considers zoning changes within a community water system, the Local Trust Committee will also consider the amount and percentage of any remaining supply capacity that would be used by the proposed new use. The Committee will not make zoning changes within a community water system if the change would mean water could not be supplied (under the existing license) to existing customers. It should not normally make zoning changes if the change would mean water could not also be supplied to vacant or under-developed properties already

zoned for further development. Should such zoning changes be proposed, the applicant could be encouraged to suggest other water supplies so that the application could be considered. Examples are rainwater catchment, groundwater use or a water conservation program.

The Local Trust Committee could make an exception to the above policy within the North Salt Spring Waterworks District to allow community facilities or affordable housing projects to proceed. However such changes should only be made if the Committee is satisfied that the District is likely to receive a sufficiently larger water license.

There is a strong appreciation of other community objectives in the design of this project, which were also guided and informed by the following OCP objectives:

A.4 COMMUNITY OBJECTIVES

- . **A4.2 Sustainability**
- . **A4.3 Limits to Growth**
- . **A4.4 Our Sense of Community**
- . **A4.5 Community Health and Safety**
- . **A4.6 Islands Livelihoods and Economics**

We recognize the importance of considering and striving to meet multiple community objectives, when planning and developing this project. This includes environmental sustainability, and good growth management practices as consistent with OCP policies, as other important community objectives to be considered in addition to affordable housing objectives.

CONSISTENCY WITH OCP OBJECTIVES AND POLICIES

We appreciate the inherent challenges in striving to achieve multiple community objectives, and the resulting need to prioritize and compromise in order to achieve a balanced mix between potentially conflicting priorities.

This project was planned with best efforts to achieve appropriate affordability targets, while still respecting and always considering other community objectives. Some of the key elements of the project that demonstrate this consideration include:

- **Site location** – the site is located on the outskirts of Ganges Village, walking distance to schools, shopping, public transportation and most services.
- **Site planning** – the proposal is designed to complement the natural environment and will include a protective covenant covering more than half of the property. In addition, the site designed to respect riparian areas, is clustered to minimize site disturbance and appropriately manage stormwater.

Automobile use is minimized, walking and cycling are encouraged. Also the proposed development sites are not visible from any public vantage point.

- **Housing types** – the development will consist of eco-friendly “small homes” of approximately 500 - 600 sq.ft. grouped over an area of about 3 acres and will include a mix of duplex and single units. In addition, there will be a community building of approximately 2000 sq.ft. with laundry, meeting room, kitchen and possibly guest rooms.

- **Housing design** – Homes are small and energy-efficient, built to a recognized “passive” standard. Placement and layout of the units maximizes solar gain for passive heating and cooling.

- **Affordability and need** – housing type and pricing is evidenced-based, according to the community housing needs assessment. A Housing Agreement will be utilized as a tool to ensure affordability is maintained in the long term.

- **Tenure** - the development will be a bare-land strata, with individual ownership of home on small lot, with an equal ownership of the common areas and infrastructure (roads, water-system, septic, gardens and community building).

- **Building a sense of community** – There will be meaningful community and neighbourhood consultations, to ensure that concerns are considered and accommodated whenever possible. On-site common facilities and amenities are designed to meet the needs of residents and to foster a strong sense of community.

HOUSING AGREEMENT

A Housing Agreement will be utilized to maintain sale prices and rents at affordable levels over the long-term. It has not yet been determined who will hold and administer the agreement.

6. SITE PLAN

The conceptual site plan below was developed to solicit community and neighbourhood perspectives, undertake preliminary feasibility analysis, establish affordability targets, seek potential funding partnerships, and to secure Islands Trust Local Trust Committee feedback before refining plans. See **Appendix 3**.

Consideration was given to the ecological/biophysical capacity of the site, community housing need as identified by the Housing Needs Assessment, non-profit housing society and neighbourhood input, CMHC, BC Housing and CRD funding requirements, and OCP objectives and policies.

DRAFT Conceptual site design D. Gunn February-2017



SITE COVERAGE

The proposed design minimizes building footprint and impervious surface areas and retains as much green space as possible. The site area is 10.53 acres (42,613 sq.m. or 458,687 sq.ft.). The concept plan provides for a total of approximately 18,282 sq.ft. of building footprint, resulting in a coverage of approximately 4%. See calculation below:

18 single detached homes of 605 sf = 10,890 sf

5 duplexes = 10 units of 539 sf each = 5,390 sf

Total housing footprint = 16,220 sf

Plus Common building (186 sq.m) 2002 sf

Total building footprint = 18,282 sf

Building coverage of site area = $18,282/458,687$ sf = 3.98% coverage

The main access will be upgraded to meet the requirements of the SSI Fire/Rescue and Ministry of Transportation and Infrastructure (MoTI). The access within the site will be a form of permeable surface to help minimize the effects of stormwater runoff.

TRAFFIC

Casual consultations with neighbours did not yield any particular concerns about traffic, however we realize that, this issue will arise in upcoming public information meetings and public hearings. Part of the strategy to minimize traffic impact will be to reduce automobile usage, supported by a car share and the parking strategies described on the following page.

Recent discussions with Ministry of Transportation and Infrastructure representatives have indicated that the only likely road improvements required will be to the section of Drake Road between Bonnet and the driveway, which will have to be improved to meet rural standards.

Traffic flow within the property boundaries is designed to minimize impact for both safety and aesthetic reasons. While not yet reflected on the site plan, walking trails will be provided to facilitate foot traffic.

PARKING

Efforts will be made to minimize traffic impact in the neighbourhood and all parking will be contained on-site. The site plan reflects a substantial relaxation of the LUB requirement for multi-family projects (1.25 stalls/unit); standard LUB requirements

would translate to 33 parking stalls for 28 units. We propose 14 stalls (0.5 stalls/unit) as reflected in the concept plan.

We feel quite strongly that reduced parking for this project is appropriate for several reasons: its close proximity to Ganges Village, the availability of an onsite car share and nearby bus transportation. All of this means that residents have car, walking, bicycling and public transportation options all without owning a vehicle. Next, by encouraging less vehicle traffic, the neighbourhood will be more pedestrian and bicycle friendly and reduce the residents' carbon footprint; this is an important community objective. Finally, automobile ownership and operation is very costly, and a residence that includes workable alternatives reduces the affordability burden for residents. Covered bicycle storage is planned for each dwelling unit.

To support sustainability and the objective of reduced automobile usage, we are exploring the potential for a car-share pilot program in collaboration with a Transitions Salt Spring's Community Energy Strategy and Climate Action under an initiative that installs photovoltaic electric vehicle charging stations and a car share program. See below a letter of support from this group.

February 9, 2017

Transition Salt Spring Society (TSS) promotes capacity-building initiatives for community resilience.

TSS empowers Salt Spring Islanders to build a thriving, resilient community. In order to get there we need to eat locally, waste less, free up our energy systems, and get from place to place with a lower carbon footprint. Dragonfly Commons is a wonderful project to address these goals. Not only does it offer homes with a small carbon footprint, but the idea of a car share with electric vehicles is revolutionary. Because the property is close to town, it allows residents the option of walking to stores and events, further saving energy and greenhouse gases. We support Fernando dos Santos in his goal of making Dragonfly Commons an important development on Salt Spring Island.

**Sincerely,
Mary Richardson, on behalf of the Transition SS Board**

Exploratory discussions have been held with Robin Williams, a representative of the CRD Salt Spring Island Transportation Commission, about the potential to collaborate on transportation related initiatives that will benefit both this housing project and further community objectives.

Island Pathways have offered to help design and build the necessary walking/cycling trails on the property so as to most sensitively and effectively connect the property to the existing trail network, to include public seating and resting areas, as well as strategically placed internal 'short cut' walkways within the project itself.. Thereby making it easier to access Mouat Park as well as Ganges for residents of the development and to increase the number of public walking/cycling trails.

SEPTIC SYSTEM

The property is not in the Ganges sewer area.

An appropriate septic system will be engineered to meet or exceed all necessary requirements such as those of Vancouver Island Health.

Lower than average water usage will be attained through a number of water saving design features, and importantly through a lower than average number of occupants per household, driven by the small unit sizes. Lower than average sewage generated will also occur as a result of the lower-than-average occupants per household and lower water usage. A preliminary estimate results in at least a 32% reduction from the normal household average, see calculation below.

Average single-detached household size in the CRD is 2.2 occupants (Census 2011) which is the basis for the estimate of 1,035 litres per day of sewage generated per household. Using the CRD figure of 1,035 per household (CRD bylaw 3262) this results in an average of 470 litres per person.

We expect a smaller average household size of 1.5 persons, as calculated below:

1 Bedroom unit	10 units	5 units @ 1person	5
		5 units @ 2people	10
2 Bedroom unit	18 units	8 units @ 1person	8
		10 units @ 2people	20
Totals	28 units		43 residents

Average household size 43 residents / 28 units = 1.5 persons per household

1.5 persons x 470 litres/person = 705 litres per household, a reduction of 330 litres (32%)

We anticipate using far less water than average, based on many factors not the least of which is the smaller average household size. In conjunction, this will also provide more than a 32% reduction in sewage per household.

WATER AVAILABILITY

The property is in the North Salt Spring Water service area. However, we have no need or desire to get water from them.

We have contracted Drillwell Enterprises to drill wells on the property. They will be drilling the wells by the end of March 2017, weather permitting. It is our expectation that we will have a minimum of 27 litres per minute of production from the wells. An

initial assessment of the property by Albert Kaye led him to conclude that the likelihood of striking high yield wells on the property was high.

Once the wells are drilled, well reports will be attached to this report as **Appendix 4**.

According to Environment Canada, the average daily domestic water use per person is 343 litres per day, but that water efficiency and savings programs can save up to 40% of typical usage i.e. reduce usage to potentially as low as 206 litres/day/person. The CRD reported an analysis of water usage between 1999-2008, indicating an average of 297 litres/day/person in the CRD. They further indicated they would expect a lower usage on Salt Spring due to our tiered water payment system and water-use awareness in the general population.

This project will implement a number of water saving features, including metering, rainwater and greywater re-use for irrigation wherever practical, flow control devices, water saving devices (efficient fixtures and appliances), drought resistant landscaping and efficient sprinkling/irrigation technology. Our target is a minimum 20% reduction over the national average, or 274 litres per person per day. This represents approximately 7% less than the CRD average.

WATER AVAILABILITY FOR FIRE PROTECTION

Initial consultations with Captain Dale Lundy of the SSI Fire/Rescue did not bring up any concerns about fire protection. All development will occur in consultation with the SSI Fire/Rescue department and will meet their requirements.

PARKLAND DEDICATION & PROTECTIVE COVENANT

We anticipate that a parkland dedication will be required as part of the MoTI subdivision process. We are exploring options for a protective covenant either through the CRD or the Salt Spring Conservancy to protect and dedicate approximately half of the 10.53 acres.

In consultation with Island Pathways we intend to develop walking trails, resting areas throughout the property and to make them available to residents as well as members of the public.

DEVELOPMENT PERMIT AREA 1 OBJECTIVES AND GUIDELINES

We are applying to have the property included in Development Permit Area 1 – Island Villages (DPA1), which guides form and character through site design, building location and access. DPA1 objectives and guidelines provided design guidance for the site and will inform the building design process.



DPA 1 areas in Ganges - from OCP Bylaw #434 Map16

DPA 1 Objectives

E.1.3 Objectives of this Development Permit Area

E.1.3.1 To encourage the development of attractive, compact villages that harmoniously combines commercial, residential, cultural and recreational facilities in a way that encourages pedestrians and enhances village economies.

E.1.3.2 To protect and enhance views of harbours and uplands, and provide pedestrian access to parklands and shorelines.

E.1.3.3 To encourage creative designs that continue to reflect the diversity and richness of Salt Spring Island. To avoid design controls that would make island villages appear architecturally sterile or contrived.

E.1.3.4 To ensure that large new village developments are compatible with the natural, rural character of the island.

E.1.3.5 To keep the secure character of villages.

E.1.3.6 To encourage the use of local artisanship and materials.

E.1.3.7 To encourage new multifamily developments to provide for privacy, security, quiet and a sense of community in keeping with their intended use.

E.1.3.8 To protect property owners from flooding or detrimental changes to stormwater runoff, flow regimes or quality that can result from the construction of new impervious surfaces on upslope properties.

E.1.3.9 To protect nearby agricultural lands (including their water supplies) and to reduce the potential for conflicts between agricultural activities and higher density settlement areas.

This affordable housing proposal meets DPA1 objectives by creating a compact, walkable neighbourhood that encourages pedestrian access and reduces automobile usage. Pedestrian access around the site will be enhanced, and could include walking trails to neighbouring properties and to the Village core through Mouat Park.

The site layout protects the resident's views, by positioning buildings and planning building heights to provide view corridors for as many units as possible, as well as taking best advantage of the solar aspects of the site. Site layout has privacy as a significant consideration, through the use of deck design and placement as well as spacing between the units.

The site design is intended to work with the natural features of the land, including the existing topography, water patterns, vegetation and significant trees. Landscaping will focus on native species with efforts to enhance the rural character of the neighbourhood. The site plan has been designed to respect the riparian areas.

We intend to minimize the impervious surfaces so as to reduce stormwater runoff.

A comprehensive stormwater management plan is being developed, based on the drainage study (see **Appendix 2**).

The development site is a good distance away from the two nearby properties zoned A1 Agricultural - which will help to avoid impact on those properties. See Current Use of Adjacent Properties, page 25.

DPA 1 Guidelines

Further planning for the project will be done in accordance with DPA1 guidelines wherever applicable and possible, making special efforts to reduce any impacts on the neighbourhood.

Features to be included and considered in further site planning include:

- walking paths throughout the property to connect to existing pathways in Mouat Park and/or other rights of way to the Ganges Village core
- secure bicycle storage in each unit for residents
- building sites and layouts to maximize solar gain
- setbacks and hard and soft landscaping buffers between neighbouring properties and between buildings where practical
- internal circulation that integrates common space and access to pathways
- parking located onsite, in small landscaped pockets in close proximity to residences
- existing topography maintained without significant alterations
- landscaping design that creates an informal appearance, with a focus on low- maintenance, drought resistant plantings

7. CURRENT USE OF PROPERTY

The site is currently undeveloped. It is 4.26 ha (10.53 ac) in size, and is currently zoned R. This zone permits single family dwellings with seasonal cottages with a minimum average area of 2 ha. The current zoning allows for a subdivision of 2 lots.

8. PROPOSED USE OF PROPERTY

VISION AND GUIDING PRINCIPLES

We envision a healthy diverse neighbourhood geared to workforce housing with a mix of rental and homeownership; with safe, secure and affordable housing for families and individuals of low to moderate income. A common building of

approximately 2,000 sq ft, will provide valuable community space with a kitchen and laundry facilities, to enhance a sense of community and togetherness.

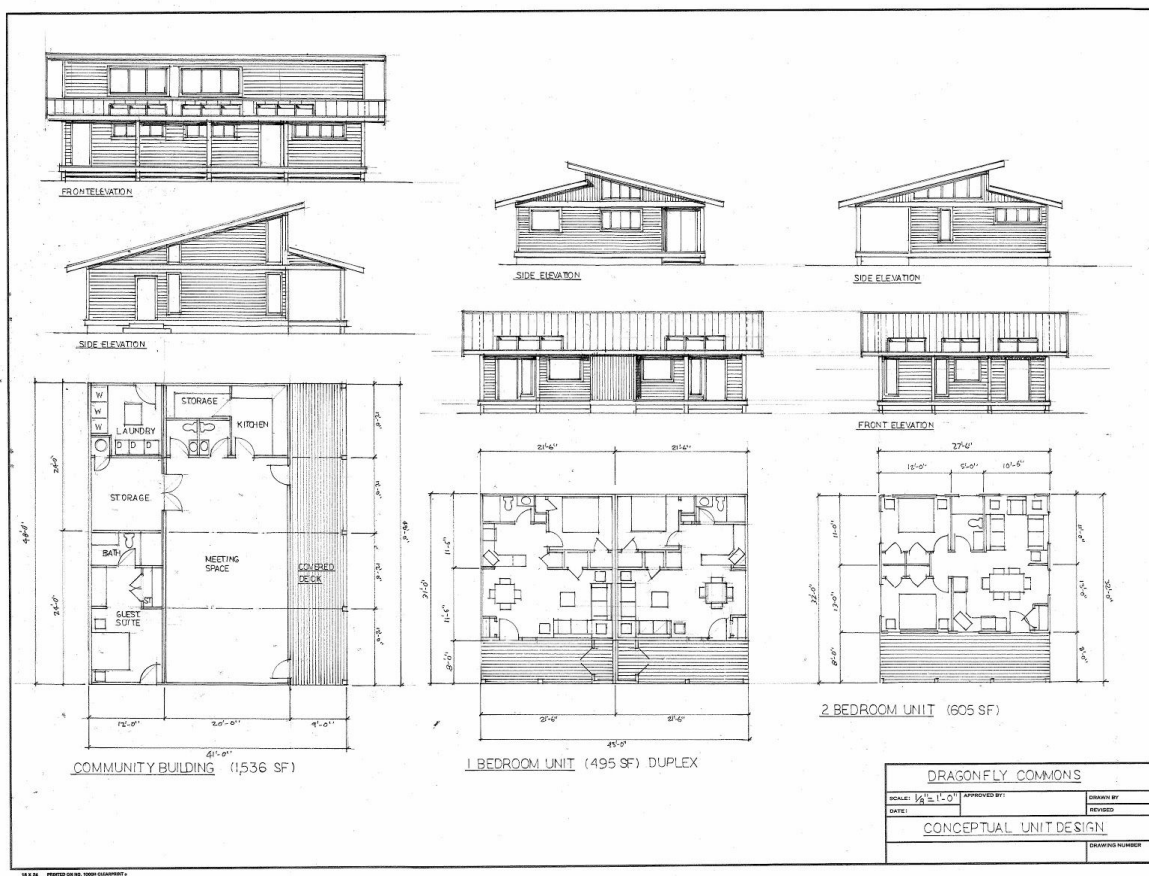
Environmental sustainability is an important guiding principle, and best efforts will be made to incorporate as many environmental values as possible in planning, design and construction.

Community values, needs and priorities will be considered throughout the development process. We commit to meaningful consultations with neighbours, and to do our utmost to address any concerns and to incorporate appropriate planning and construction solutions. Our initial informal contact with neighbours, community groups, Islands Trust planners, elected officials, the Chamber of Commerce, Economic Development Commission, etc. has been positive.

HOUSING OBJECTIVES

The objective is to create approximately 30 affordable housing units of one and two bedrooms with a mix of stand alone and duplex units as well as a mix of rental and individual ownership. The unit sizes will vary between 400 and 600 sq ft.

The project will be a bare land strata. The buildings will be situated within the site according to the existing topography to minimize disturbance.



CONSTRUCTION TIMELINE ESTIMATES

Once the rezoning and subdivision are complete we anticipate that the site work will take three to four months. We are able to reduce the time frame to prepare the site by utilizing the existing contours and making the fewest number of changes possible to the site's topography.

Because the homes are being constructed off site, they will be built concurrently with the site preparations. We have been informed by Britco, a home manufacturer, that they can produce the required number of units in under three months.

Therefore we anticipate that we will be ready for occupation in less than four months from the time all of the regulatory requirements are met.

AFFORDABILITY OBJECTIVES

The Salt Spring Island Housing Needs Assessment (2015), as well as feedback from initial community consultations clearly and consistently indicates that the highest needs are for residents of lower incomes. Affordability targets have been established, by balancing the demonstrated needs of the community with the financial feasibility realities of this project.

This project will be developed on a non-profit basis, providing both homeowner and rental units at the low-end of the market, well below market rates.

IWAV is seeking Provincial and Regional housing grants to underwrite approximately five units targeted as rentals for low income women in transition.

Preliminary project costing models have been developed.

Initial cost of lots determined by:

The initial cost of the lots will be a combination of the value of the land which will be put into the project at, the below market price of, \$410,000 plus the development costs which will include: site preparation, roads, septic, water system, power and community building. The more we can keep the development costs down, the more affordable the lots will be, therefore we will be pursuing grants and low-interest construction financing.

Land \$410,000 + Development Costs estimated at \$700,000 to \$900,000 for a total cost of \$1,110,000 and \$1,310,000. When this is divided by the number of proposed lots (18 individual lots and 10 duplex lots) you get an average cost of the lots, which will be between \$39,643 and \$46,786.

When the lots are ready to be sold they will be individually appraised. Their combined market value will likely be substantially higher than the \$1,210,000 - \$1,410,000 value that they will be sold for. Assuming a conservative average market value of around \$90,000 per lot the total value will be approximately \$2,520,000 or double the price we will be able to sell them for. In other words we ought to be able to sell the lots substantially below market value with a target of approximately 50% of their true market value.

The \$90,000 average value for a fully serviced lot, including roads, power, septic, water, community building and foundation is very low for this market. As of February 9th, 2017 there is only one lot available for sale under \$150,000 and only 16 lots for sale under \$200,000.

Table - lots available for sale as of Feb/2017

Private Client Services

Search Results Favourites Removed Listings Search Criteria

63 Listings. Showing 1 - 63 below - Click on **listing Address** to view full details. View as: Table View Set As Default

Select all Full Detail Preview Print E-mail Map Move To: Favourites Go View Criteria

			Modified	# Views	Viewed	Address	Price	District	Map Area	Year Built	BR	BTH	KTCH
<input type="checkbox"/>		New	Feb 9/17	1	Feb 9/17	LOT 9 TRUSTEES TRAIL	\$149,000	Gulf Islands	Salt Spring				
<input type="checkbox"/>		New	Feb 9/17		To View ->	SL 7 BISHOPS WALK RD	\$155,000	Gulf Islands	Salt Spring				
<input type="checkbox"/>		New	Feb 9/17		To View ->	SL 1 SPRING GOLD WAY	\$159,000	Gulf Islands	Salt Spring				
<input type="checkbox"/>		New	Feb 9/17		To View ->	SL 2 SPRING GOLD WAY	\$169,000	Gulf Islands	Salt Spring				
<input type="checkbox"/>		New	Feb 9/17		To View ->	SL 7 SPRING GOLD WAY	\$169,000	Gulf Islands	Salt Spring				
<input type="checkbox"/>		New	Feb 9/17		To View ->	SL 8 SPRING GOLD WAY	\$169,000	Gulf Islands	Salt Spring				
<input type="checkbox"/>		New	Feb 9/17		To View ->	1322 NOSE POINT RD	\$179,000	Gulf Islands	Salt Spring				
<input type="checkbox"/>		New	Feb 9/17		To View ->	SL 5 BISHOPS WALK RD	\$179,900	Gulf Islands	Salt Spring				
<input type="checkbox"/>		New	Feb 9/17		To View ->	Lot 49 NOSE POINT RD	\$189,000	Gulf Islands	Salt Spring				
<input type="checkbox"/>		New	Feb 9/17		To View ->	123 CYPRESS VIEW RD	\$189,900	Gulf Islands	Salt Spring				
<input type="checkbox"/>		New	Feb 9/17		To View ->	Lot 21 CANVASBACK PL	\$198,000	Gulf Islands	Salt Spring				
<input type="checkbox"/>		New	Feb 9/17		To View ->	168 SUNRISE PL	\$199,000	Gulf Islands	Salt Spring				
<input type="checkbox"/>		New	Feb 9/17		To View ->	Lot A ROBINSON RD	\$199,000	Gulf Islands	Salt Spring				
<input type="checkbox"/>		New	Feb 9/17		To View ->	LOT 19 TRUSTEES TRAIL	\$199,000	Gulf Islands	Salt Spring				
<input type="checkbox"/>		New	Feb 9/17		To View ->	LOT 18 TRUSTEES TRAIL	\$199,000	Gulf Islands	Salt Spring				
<input type="checkbox"/>		New	Feb 9/17		To View ->	Lot A SEAVIEW AVE	\$199,500	Gulf Islands	Salt Spring				
<input type="checkbox"/>		New	Feb 9/17		To View ->	839 RAINBOW RD	\$210,000	Gulf Islands	Salt Spring				

New=Newly Qualified* **New**=New Listing* **PC**=New & Price Change* **PC**=Price Change* **BOM**=Back On MARKET* **Sold**=Sold **OM**= Off Market

*Within Past 3 Days

We are arranging with an off site builder, likely Britco, to build the homes. Britco can deliver to site homes built to a very high "Passive Standard" for \$135 to \$150 per sq ft, depending on the level of finishing. For example, a 600 sq ft, two bedroom home, will cost between \$81,000 and \$90,000 which could then be sold, including the land value, for between \$120,643 and \$136,786.

We will put together a first-time home buyer package which will assist purchasers with their preparation for their mortgage application; will explain the Affordable Housing Agreement and the resale formula; explain the strata fees and obligations.

In addition, we will be working to arrange blanket financing for the purchasers, which will simplify the mortgage process.

PASSIVE HOUSE STANDARD SIGNIFICANTLY REDUCES UTILITY COSTS

The term Passive House (from German Passivhaus) refers to a rigorous design and building standard that focuses on the building envelope and results in cost-effective, low energy homes, with less complex heating and cooling systems.

In a Passive House building, warmth from indoor lighting, appliances and people occupying the space can actually provide most of the heat needed.

Passive House reliably delivers up to approximately a 90% reduction in heating and cooling demand and up to a 75% reduction in overall primary energy demand when compared to our existing building stock. Passive House buildings affordably and predictably provide the most resilient, comfortable and healthy interior environments.

Vancouver has mandated carbon neutral new buildings by 2020 and currently accepts Passive House as an alternative to LEED certification in rezoning and development approvals.

(from British Columbia Sustainable Energy Association)

<http://www.bcsea.org/events/certified-passive-house-design-and-construction-course>

For a building to be certified as a Passive House, it must meet the following main criteria:

- Space Heat Demand max. 15 kWh/m²a OR Heating load max. 10 W/m²
- Pressurization Test Result @ 50 Pa max. 0.6 ACH (both over-pressure and under-pressure)
- Total Primary Energy Demand max. 120 kWh/m²a
- All heating and cooling calculations are based on the net usable floor area of the building. If cooling (air conditioning) is required, the annual cooling energy demand must also not exceed 15 kWh/m².

(from Passive House Canada)

<http://www.passivehousecanada.com/passive-house-building-certification/>

Elements of Passive Design:

Simple Shape

Heat loss is minimized by calculating the building's most energy-efficient footprint.

Superinsulation

Appropriate insulation levels are incorporated depending on climate zone.

Windows

Argon gas-filled, triple glazed with two low-e coatings, set in insulated frames and spacers.

Airtight

Special lining treatment prevents air infiltration and protects against moisture damage.

Thermal Bridge-free Construction

Prevents heat transfer in key sections of the building.

Supply Air Heating

Ventilation uses a ground air heat exchanger for circulating fresh air and heating recovered air.

MAINTAINING AFFORDABILITY INTO THE FUTURE

We intend to enshrine an affordability formula into our housing agreement that we believe will guarantee future affordability and be relatively easy to manage as well as fair.

All of the original owners as well as future owners will be pre-qualified based on a means test which will include an income bracket.

A waiting list will be maintained of pre-qualified buyers. This list will be maintained by a non-profit society/committee (at arms-length from the strata council). When a home comes up for sale, the first person on the list will have right-of-first-refusal.

At time of resale, an appraisal will provide the market value of the land/lot and strata improvements as one component and the improvements on the individual lot as a separate component.

The land/lot and strata improvements component will be sold at the same percentage below market value that it was originally purchased for, i.e. approximately 50% of true market value. For example, if the true market value is \$140,00 then the the land/lot and strata improvements will be sold for \$70,000 or 50% of true market value.

The improvements on the individual lot will be sold at market value as established by the appraisal.

As an example - a home comes up for sale 5 years from now - the required appraisal establishes the land/lot and strata improvements component at \$160,000 and the improvements on the individual lot at \$85,000. The sale price would be \$80,000 for the land/lot and strata improvements component (50% below market value) and \$85,000 for the improvements on the individual lot (sold at market value) for a total sale price of \$165,000.

The rental housing will be administered by the non-profit society that owns the rental units - IWAV.

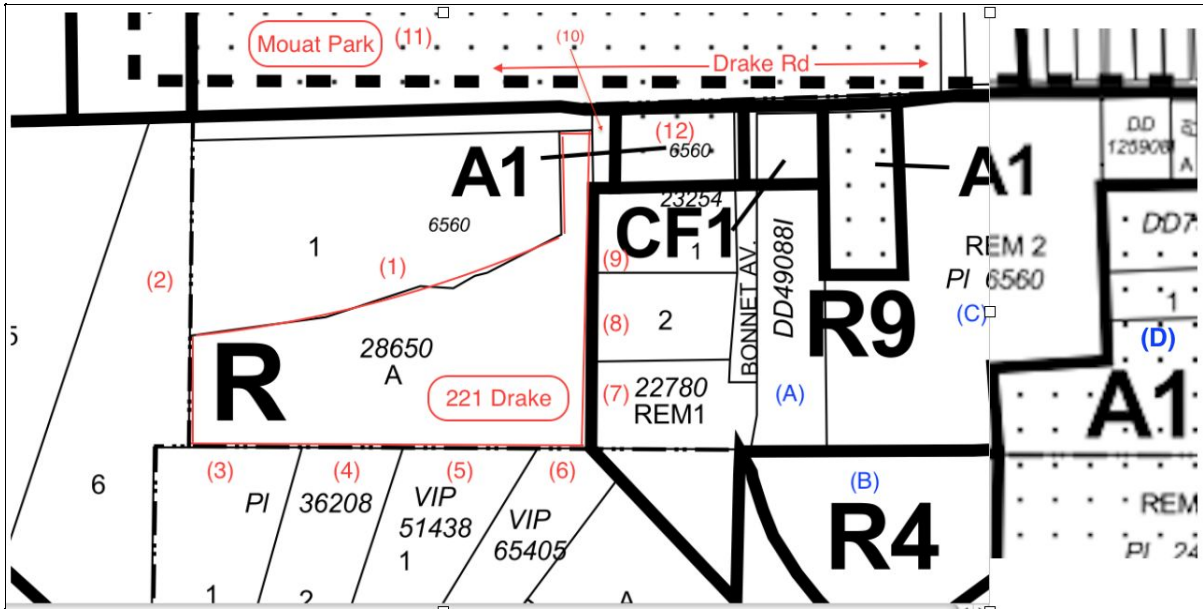
Land tenure - the development will be set up as bare-land strata, with private ownership of lot and house, plus a number of units owned by IWAV for rental purposes.

There may be various other mechanisms to assist a family with their shelter costs, including such things as private gifts or loans for higher ratio financing. These techniques, while appropriate and available in some circumstances, have not been considered in this analysis.

9. CURRENT USE OF ADJACENT PROPERTIES

Current uses of adjacent properties 1 to 12 are listed below, with locations identified on the map.

1. 10 acre lot on the other side of the creek to the north, zoned R
2. single family residential to the west, house accessed from Wilkie Way
3. single family residential to the south, accessed from Wilkie Way
4. single family residential to the south, accessed from Wilkie Way
5. single family residential to the south, accessed from Wilkie Way
6. single family residential to the south, accessed from Wilkie Way
7. vacant lot to the east, accessed from Bonnet, zoned R9
8. vacant lot to the east, accessed from Bonnet, R9
9. vacant lot to the east, accessed from Bonnet, R9
10. small single family residential at the bottom of the driveway, east side
11. Mouat Park across Drake Rd to the north
12. single family residential, zoned A1 - Agricultural



Other nearby non-profit housing sites A-C identified on the map that could produce mutual benefits from joint planning include the following:

- A. Lion's Club - 3 acres (est.), zoned R9
- B. Community Services Society - 5 acres, zoned R4
- C. Drake Road project partnered with School District / CRD in rezoning process
- D. Abbeyfield and IWAV - 3 acres, zoned A1

10. REASONS TO SUPPORT BYLAW AMENDMENT

The key reasons to support this rezoning proposal are as follows:

AFFORDABILITY AND NEED FOR WORKFORCE HOUSING AND WOMEN IN TRANSITION

Table of Age Categories - from 2011 Census

AGES - 2011 ^{1.1}	SSI	% total	CRD	% total	BC	% total
0 to 4 years	375	3.7%	15,305	4.3%	219,665	5.0%
5 to 14 years	870	8.5%	31,575	8.8%	457,695	10.4%
15 to 19 years	570	5.6%	19,770	5.5%	275,165	6.3%
20 to 24 years	330	3.2%	23,930	6.6%	279,825	6.4%
25 to 44 years	1,785	17.5%	90,515	25.1%	1,159,400	26.3%
45 to 54 years	1,510	14.8%	55,360	15.4%	705,210	16.0%
55 to 64 years	2,205	21.6%	55,865	15.5%	614,375	14.0%
65 to 74 years	1,405	13.7%	33,460	9.3%	371,615	8.4%
75 to 84 years	790	7.7%	21,980	6.1%	224,425	5.1%
Over 85	385	3.8%	12,225	3.4%	92,675	2.1%
Totals	10,235	100.0%	359,985	100.0%	4,400,050	100.0%
Median Age	53.2		44.8		41.9	

It is obvious from the 2011 Census that on average Salt Spring Island has a much older population than both BC and the CRD. In addition there are far fewer younger adults in the 20-44 age group - 20.7% as compared to BC - 32.7% and the CRD 31.7%.

These numbers are of particular importance because the 20-44 age group is our target audience which is severely underrepresented on Salt Spring Island. This situation is unlikely to change unless more affordable housing is made available and targeted to those in the workforce. Otherwise employers will continue to have difficulty finding employees.

More recent data will be available when the comprehensive 2016 Census figures are published in May 2017. However, as of February 9, 2017, the initial 2016 Census figures show a 3.2% increase in Salt Spring's population since 2011 (see table below). This supports the contention that is becoming increasingly difficult for low to medium income wage earners to find accommodation.

Characteristic	Saltspring Island, RDA British Columbia [Census subdivision]		
	Data quality Map		
	Change geography		
	Total	Male	Female
Population and dwellings			
Population, 2016 ¹	10,557	...	...
Population, 2011 ¹	10,234	...	...
Population percentage change, 2011 to 2016	3.2	...	...
Total private dwellings ²	5,871	...	...
Private dwellings occupied by usual residents ³	4,842	...	...
Population density per square kilometre	57.7	...	...
Land area in square kilometres	183.03	...	...

Table - Census 2016 - change in Population on Saltspring Island

It is clear from the Salt Spring’s Housing Needs Assessment that there is desperate need for Workforce Housing and IWAV is also in desperate need of rental units.

EXCERPTS FROM SALT SPRING ISLAND AFFORDABLE HOUSING NEEDS ASSESSMENT (DEC 2015)

There is an ongoing critical need for almost all types of affordable housing for low to moderate income households. Entry level homeownership remains difficult for even median income households. Salt Spring’s low income tenant households have the fewest choices and struggle with both affordability and condition.” (page 8, HNA)

On Salt Spring, “the largest household type is the one-person household (35.2%), suggesting the need for a large supply of small, relatively affordable rental units (median \$771). It further suggests there may be a strong demand for very small homeowner housing units (e.g. tiny homes or micro condos) if they could be supplied around the \$145,000 price point.” (page 18, HNA)

Employer Surveys – December 2015

SSI Chamber of Commerce representatives have expressed concerns over the negative impact that the shortage of affordable housing is having on their members' businesses. In response, they offered to assist the Housing Council to evaluate workforce housing need by facilitating a survey of members and their employees.

A small number of employers (13) responded to the online survey, representing business with a total of approximately 470 employees. The majority reported that the housing shortage affects their ability to hire the right number of suitable employee, and many also indicated that more affordable housing would enable them to hire more staff or expand their business.

Employers reported that lack of availability and affordability were the two highest housing-related difficulties encountered by their staff, followed by insecure tenure that results in the need for frequent moves. (pg 36)

Most employers reported that new workforce housing units would meet their business's needs. The majority also indicated that they would be willing to work with other employers or agencies to develop solutions. (pg 37)

Employee Surveys – December 2015

Employees reported very frequent moves, with almost 59% having moved in the last 3 years including over 20% that moved 3 or more times. A surprisingly high number were not certain that they would remain on Salt Spring (over 40%), with most of those (61%) citing housing as a factor in this decision. (page 37)

This indicates that housing affordability remains a significant problem for many of Salt Spring's residents:

Evidence clearly points to supply shortages in almost all types of affordable housing along the continuum for low to moderate income earners. Generally, the lower the income, the fewer the choices and the more vulnerable populations are at greatest risk. (pg 39)

Low income Households

Low income households represent 17.4% of Salt Spring's households (810 households), and can afford an estimated 16.3% of the existing rental stock (excluding social housing). On the surface, this may appear that they are therefore well served, but listings in this price range include only rooms and bachelor units, which may not appropriate for households with more than one person, and certainly not for families with children who need a larger unit. Presumably low income households with more than 1-2 residents would either be under-housed or struggling with affordability. There are no purchase options available that are affordable to low income households. (pg 40)

Low-moderate income Households

Low-moderate income households represent 10.1% (470 households) of the population and can afford an estimated 16.3% of the private rental listings. As with low income households, this may appear that they are therefore well served, but listings in this price range include only bachelor units and lower priced 1-bedroom units, which may not appropriate for households with more than 1-2 persons, especially families with children who need a larger unit. There are no purchase options affordable to low-moderate income households. (pg 40)

SS Foundation Community Needs Survey

The Salt Spring Island Foundation undertook an online survey designed to Salt Spring resident the opportunity to identify the most important issues facing our community. It was intended to identify how community priorities may have changes since their 2008 needs survey that identified housing as the top priority. It was also designed to identify challenges experienced by charitable organizations.

The 2015 report identified that housing remains the community's top priority, with the top 3 priorities directly related to affordable housing or supports required to succeed in housing. It concluded that....

the top five critical areas of need on the island not adequately being met are:

- 1. Housing (includes emergency services and shelter, long-term and affordable housing), 65***
- 2. Community health services (including mental health and health care education), 52.2%***
- 3. Poverty issues, 50.6%***
- 4. Agriculture and food supply, 40.8%***
- 5. Children's, youth and family services, 39.8% (pg 54)***

OCP HOUSING AFFORDABILITY OBJECTIVES

This project intends to meet the following affordable and rental objectives stated in the OCP:

B.2.2 Affordable, rental and special needs housing

B.2.2.1 OBJECTIVES

B.2.2.1.1 To provide opportunities for the creation of affordable, rental and special needs housing.

B.2.2.1.2 To integrate affordable, rental and special needs housing into appropriate residential areas where community services are most accessible.

- ° The proposal meets many of the housing affordability objectives in the OCP and produces affordable homeownership and rental housing.
- ° It is appropriately located on the outskirts of Ganges Village, close to all services and amenities.
- ° The project can accommodate singles, couples and small families.

Single person households form over one third of Salt Spring's households. According to the 2011 Census, of the 4,320 total households, 1,515 are one person households, making this an important demographic to consider. This number is up from 1,360 in the 2006 Census.

LACK OF AFFORDABILITY OF CURRENT HOMES FOR SALE

This project is targeting a segment of the population whose housing needs are unlikely to be met in the marketplace due to affordability.

As of February 2017 listings of single family homes and townhouses (SF & TH) on Salt Spring Island, provided by the 'DataWiz' produced by local Realtor Scott Simmons show that Median home prices are \$649,000 and the average home price is \$971,000 and that there is only one town home listed at this time on the island for \$405,000.

Within the current supply, there is only one listing of a home under \$250,000, a 368 sq ft cabin built in 1960. This means there is little to nothing that is affordable to households earning under \$55,000.

HOMEOWNER HOUSING

- As of early February 2017, there is only one homeowner option, for sale, under \$200,000
- In the \$200,000 to \$300,000 price range there were homes listed both of them listed at \$299,000
- There is a modest supply of six homes in the \$300,000 to \$400,000 range, providing limited options for households with incomes ranging from \$57,000 to \$76,000
- There is a larger but still modest supply of fourteen homes in the \$400,000 to \$500,000 range, providing more options and better choice for households with income of \$76,000+

Table - February 8, 2017 listing from www.saltspringagent.com, Scott Simmon's website

Private Client Services

Search Results Favourites Removed Listings Search Criteria

70 Listings. Showing 1 - 70 below - Click on **listing Address** to view full details. View as: Table View Set As Default

Select all Full Detail Preview Print E-mail Map Move To: Favourites Go View Criteria

<input type="checkbox"/>		New	Feb 8/17		To View ->	2026-135 BRINKWORTHY RD	\$164,000	Gulf Islands	Salt Spring	1989	2	1	1
<input type="checkbox"/>		New	Feb 8/17		To View ->	2123-135 BRINKWORTHY RD	\$165,000	Gulf Islands	Salt Spring	1990	2	2	1
<input type="checkbox"/>		New	Feb 8/17	2	Feb 8/17	12-1136 NORTH END RD	\$169,900	Gulf Islands	Salt Spring	1960	2	1	1
<input type="checkbox"/>		New	Feb 8/17		To View ->	2014-135 BRINKWORTHY RD	\$179,000	Gulf Islands	Salt Spring	1989	2	2	1
<input type="checkbox"/>		New	Feb 8/17		To View ->	2086-135 BRINKWORTHY RD	\$189,000	Gulf Islands	Salt Spring	1990	2	2	1
<input type="checkbox"/>		New	Feb 8/17		To View ->	167 PARK DR	\$299,000	Gulf Islands	Salt Spring	1960	1	1	1
<input type="checkbox"/>		New	Feb 8/17		To View ->	120 MALVIEW DR	\$299,000	Gulf Islands	Salt Spring	1983	2	1	1
<input type="checkbox"/>		New	Feb 8/17		To View ->	1-147 SWANSON RD	\$367,700	Gulf Islands	Salt Spring	2007	6	5	1
<input type="checkbox"/>		New	Feb 8/17		To View ->	121 DESMOND CRES	\$385,000	Gulf Islands	Salt Spring	1970	2	1	1
<input type="checkbox"/>		New	Feb 8/17		To View ->	122 CORBETT RD	\$395,000	Gulf Islands	Salt Spring	1970	2	1	1
<input type="checkbox"/>		New	Feb 8/17		To View ->	185 LE PAGE RD	\$399,000	Gulf Islands	Salt Spring	1991	3	1	1
<input type="checkbox"/>		New	Feb 8/17		To View ->	4-130 CORBETT RD	\$405,000	Gulf Islands	Salt Spring	1990	2	2	1
<input type="checkbox"/>		New	Feb 8/17		To View ->	300 LOWER GANGES RD	\$419,000	Gulf Islands	Salt Spring	1970	3	1	1
<input type="checkbox"/>		New	Feb 8/17		To View ->	163 OLD DIVIDE RD	\$424,000	Gulf Islands	Salt Spring	1972	2	2	1
<input type="checkbox"/>		New	Feb 8/17		To View ->	107 DRAKE RD	\$429,000	Gulf Islands	Salt Spring	1950	2	1	1
<input type="checkbox"/>		New	Feb 8/17		To View ->	124 CASTILLOU WAY	\$445,000	Gulf Islands	Salt Spring	1972	2	2	1
<input type="checkbox"/>		New	Feb 8/17		To View ->	240 MT. FRSKINE DR	\$449,900	Gulf Islands	Salt Spring	1974	2	1	1

New=Newly Qualified* **New**=New Listing* **PC**=New & Price Change* **PC**=Price Change* **BOM**=Back On MARKET* **Sold**=Sold **OM**= Off Market
*Within Past 3 Days

Highlighted row indicates changed since last login

QUICK REVIEW OF THE SALT SPRING EXCHANGE

There are many indicators of the desperate need for affordable housing on Salt Spring which, anecdotally, appears to be getting worse by the day. A quick review of the Salt Spring Exchange on February 9th, 2017 showed that there are 53 listings in the Wanted - Housing - For Rent section of the exchange and 16 listings in the Housing - For Rent section.

The more telling fact is that of the 53 listings looking for housing none of them were marked as “Sold” which is indicative of having found a place whereas of the 16 listings offering housing 9 were marked as “Sold” and were no longer available. The disparity is glaring.

HOW THIS PROJECT ADDRESSES CURRENT NEED

Homeowner Affordability

This project will target the gaping hole that is the supply of lower priced homes, affordable to residents of low to moderate income. Homeowner needs targeted are primarily in the \$120,000 to \$140,000 range. Included in the proposal are also 5 rental units which will be purchased by IWAV to use for affordable rentals for their clients.

COMMUNITY CONSULTATIONS

In order to gauge community reaction to preliminary plans, we plan to hold an interactive information session to be held before the end of April 2017, to be planned and hosted by the SSI Housing Council, with self guided and guided tours through display materials and an interactive site design exercise.

After the presentation, participants will be requested to complete a survey of their perspectives on the key elements of the plan and how it responds to housing needs in the community, and about potential impacts to the neighbourhood.

Other information sessions will be held if needed.

GUIDING PRINCIPLES

The Memorandum of Understanding under which this project will be governed will ensure present and future affordability.

We recognize that while affordability is a critical objective, other community objectives are also important, and as such the Memorandum of Understanding will also provide for such elements as environmental sustainability, consistency with OCP principles and good growth management practices.

CONCLUSION

Salt Spring is in desperate need of workforce housing and IWAV is in desperate need of more accommodation for their clients. This project will help in both of those areas but will in no way fully satisfy the need.

This project has the support of all of those that we have spoken with, including CMHC which has provided us with a very generous grant (under their Seed Funding

for Affordable Housing program). In addition, this development does not have a major deleterious effect on the neighbouring properties, it is in keeping with the area and is centrally located close to town.

We look forward to working with the Islands Trust planners and the other regulatory bodies to make this project a reality and create a new, beautiful community of affordable eco-friendly homes on Salt Spring Island.

11. APPENDIX

1. Preliminary Riparian Areas Assessment, done by Hydrologist, Dave Gooding P.Eng, marked on survey
2. Preliminary Drainage Plan, by Dave Gooding - in process, available mid-March
3. Site Plans & House Designs, by Donald Gunn
4. Wells being drilled by Drillwell, with Well Report to follow
5. Housing Needs Assessment (HNA 2015)

DRAKE ROAD

PROPOSED PASSING PLACE

LOT 1
PLAN 23254

PROPOSED PASSING PLACE

EXISTING DRIVEWAY

REMAINDER LOT 1
PLAN 6560

SITE BOUNDARY

LOT 2
PLAN 23254

PROPOSED PASSING PLACE

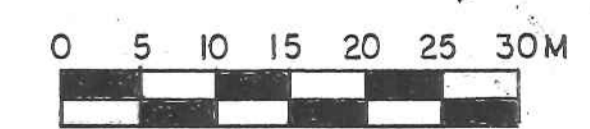
115.4 M

SITE BOUNDARY

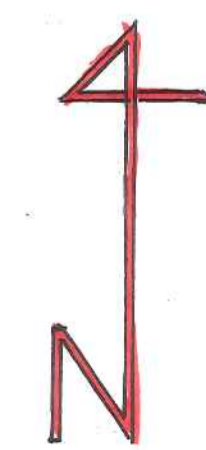
REMAINDER LOT 1
PLAN 22780

LOT A PLAN 28650

10.53 ACRES



NOTE: CONTOURS ARE IN METRES



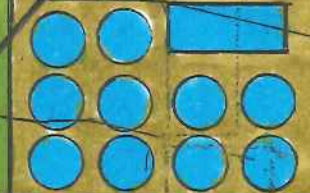
SITE BOUNDARY

COMMON PROPERTY /
STATUTORY PARKLAND DEDICATION /
ENVIRONMENTAL STEWARDSHIP
LANDS

EXISTING DITCH

PARKING

TURNING ONLY



PARKING

COMMUNITY BUILDING LOCATION

EXIST WELL

EXISTING SEDIMENT CATCHMENT AND RETENTION BASIN

RE-ESTABLISH OVERFLOW DITCH ALONG NATURAL DRAINAGE ROUTE

DISCONTINUED OVERFLOW FROM RETENTION BASIN

PROPOSED PRIMARY AND SECONDARY SEPTIC FIELDS

FORESTED RAVINE

TOP OF BANK

CREEK

SITE BOUNDARY



Ministry of Environment

- Well Construction Report
- Well Closure Report
- Well Alteration Report

DRILLWELL ENTERPRISES LTD.

4994 Polkey Road
 Duncan, B.C. V9L 6W3
 Phone: 250-746-5268
 Stamp company name/address/
 phone/fax/e-mail here, if desired.

Ministry Well ID Plate Number: 52402
 Ministry Well Tag Number: _____
 Confirmation/alternative specs. attached
 Original well construction report attached

Red lettering indicates minimum mandatory information. See reverse for notes & definitions of abbreviations.

Owner name: FERNANDO DOS SANTOS - DRAGONFLY COMMONS
 Mailing address: _____ Town SALTSPRING Prov. BC Postal Code _____
 Well Location: Address: Street no. 221 Street name DRAKE RD Town SALTSPRING
 Legal description: Lot A Plan VIP 28650 D.L. _____ Block _____ Sec. 20 Twp. _____ Rg. 3 Land District 16
 PID: 001-751-581 (and) Description of well location (attach sketch, if nec.): _____

NAD 83: Zone: 10 (see note 2) (and) UTM Easting: 0462449 m (or) Latitude (see note 3): _____
 UTM Northing: 5410756 m (or) Longitude: _____

Method of drilling: air rotary cable tool mud rotary auger driving jetting excavating other (specify): Dual Rotary
 Orientation of well: vertical horizontal Ground elevation: 370' ft (asl) Method (see note 4): GPS
 Class of well (see note 5): WATER SUPPLY Sub-class of well: DOMESTIC
 Water supply wells: indicate intended water use: private domestic water supply system irrigation commercial or industrial other (specify): _____

Lithologic description (see notes 7-14) or closure description (see notes 15 and 16)

From ft (bgl)	To ft (bgl)	Relative Hardness	Colour	Material Description (Use recommended terms on reverse. List in order of decreasing amount, if applicable)	Water-bearing Estimated Flow (USgpm)	Observations (e.g., fractured, weathered, well sorted, silty wash), closure details
0	11'	med	Bren	Gravel, silt + sand		
11'	22'	med/med	Grey	fill		
22'	54'	med/med	Bren	Rock, conglomerate Broken + fractured		
54'	120'	med/med	Grey	Conglomerate Bedrock Some Shale		
120	240'	Hard	Grey	Conglomerate Bedrock sandstone zones		
					180' 3/4 gpm	
					195' 4 gpm	
					225' 12 gpm total	
install 4" PVC liner and pump Cement into hole for 15'-71' to contain artesian Pressure						
Bolted on pressure seal with Valve & gauge.						

Casing details

From ft (bgl)	To ft (bgl)	Dia in	Casing Material / Open Hole	Wall Thickness in	Drive Shoe
0	16'	10"	Steel Pullout	-	-
0	56'	6"	Steel	0.219	DR
2'	241'	4"	PVC	Class 160	

Screen details

From ft (bgl)	To ft (bgl)	Dia in	Type (see note 18)	Slot Size

See page 2

Developed by:

Air lifting Surging Jetting Pumping Bailing
 Other (specify): _____ Total duration: 2 hrs
Notes: _____

Well yield estimated by:

Pumping Air lifting Bailing Other (specify): _____
Rate: 12 USgpm Duration: 2 hrs
SWL before test: _____ ft (btoc) Pumping water level: _____ ft (btoc)

Obvious water quality characteristics:

Fresh Salty Clear Cloudy Sediment Gas
Colour/odour: None Water sample collected:

Well driller (print clearly):

Name (first, last) (see note 19): Scott Burrows
Registration no. (see note 20): WD04121407
Consultant (if applicable; name and company): _____

DECLARATION: Well construction, well alteration or well closure, as the case may be, has been done in accordance with the requirements in the *Water Act* and the *Ground Water Protection Regulation*.

Signature of Driller Responsible SBurrows

PLEASE NOTE: The information recorded in this well report describes the works and hydrogeologic conditions at the time of construction, alteration or closure, as the case may be. Well yield, well performance and water quality are not guaranteed as they are influenced by a number of factors, including natural variability, human activities and condition of the works, which may change over time.

white: Customer copy
canary: Driller copy
pink: Ministry copy | Sheet _____ of _____

Final well completion data:

Total depth drilled: 241' ft Finished well depth: 241' ft (bgl)
Final stick up: 24" in Depth to bedrock: 22' ft (bgl)
SWL: _____ ft (btoc) Estimated well yield: 12 USgpm
Artesian flow: 12gpm USgpm, or Artesian pressure: 30 ft

Type of well cap: Well Seal Well disinfected: Yes No
Where well ID plate is attached: on well casing

Well closure information:

Reason for closure: _____
Method of closure: Poured Pumped
Sealant material: _____ Backfill material: _____
Details of closure (see note 17): _____

Date of work (YYYY/MM/DD):

Started: 2017/05/09 Completed: 2017/05/12
Comments: Cemented PVC liner into bedrock at 71 ft. to contain artesian pressure.



3060 Lake Road
Denman Island, BC V0R 1T0
Tel: (250) 335-1864
Email: h2oenv@telus.net

June 14, 2017

H₂O File: 17-56

Fernando and Tami Dos Santos

**Re: Wastewater Feasibility
221 Drake Road, Salt Spring Island**

Mr. & Ms. Dos Santos,

H₂O Environmental Ltd. (H₂O) was retained by you to provide a preliminary opinion on the wastewater dispersal feasibility on the above referenced property. H₂O understands that this is a preliminary "letter of comfort" for the Islands Trust so the initial stages of the project can proceed.

The proposed development on the site is approximately 30 "tiny houses" with a common meeting house that would have two washing machines. Effluent flows from the current configuration would be on the order of 24 m³ per day.

H₂O visited the site June 7, 2017 and inspected four preliminary testpits in the area proposed for wastewater dispersal and completed two permeability tests. The soils are sandy clay loams and have indications of a varying seasonal high water table of 60 to 110 cm below grade. The field saturated hydraulic conductivity of the soil was calculated to be approximately 200 mm/day.

The effluent will need treatment to reduce the size of the dispersal fields. With Type 3 treatment, the development would need approximately 600 m² of infiltrative area for safe dispersal to ground. The actual area needed for the dispersal system will be larger than that due to required separation between infiltrative areas, tanks, treatment units, etc.

H₂O believes there is sufficient area on the site with adequate soils for the wastewater to be safely treated and dispersed from the size of development that is proposed. There is also sufficient space for a reserve area.

We trust this information meets your needs at the present time. Please do not hesitate to contact H₂O if you have any questions regarding the information presented here.

Sincerely,
H₂O Environmental Ltd.

Per: 

Steven M. Carballeira, P. Geo.

DRAGONFLY COMMONS

Comments from Public Information Meeting, June 11, 2017

Will it widen the gap between rich & poor? Should we be aiming for integration not segregation?

Positive project that will help create security for housing.

Concerns about road use, will the road be widened, what will be the impact on neighbours?

Will the project be responsible for upgrading the whole of Drake Road?

Are cost estimates realistic?

Will there be impacts on water hydrology down slope from project? Will there be a second opinion, from another hydrologist?

How will water conservation be encouraged? Will grey water be used?

What eco-option are being built-in for the future? Will the design allow for upgrades in the future?

Will there be exclusions based on age?

Will sublets be allowed? i.e. 1-3 months

How close will the units be?

There are simple, low tech, low cost methods to deal with grey water.

Does self-employment count for working qualification?

What about seniors on pensions?

Will additions small (patio) or big (extra room/loft) be permitted?

Pet restrictions? numbers? size?

Are interiors customizable (hardwood) ?

Mandatory bark collars - I'm a dog owner; responsible

Effect of potential pedestrian traffic on Mouat Park?

Loop road around Ganges capturing Drake traffic?

ATTENDANCE - approx 116 people