

**From:** Mayne Island Housing Society  
**Date:** May 3, 2021 at 3:28:52 PM PDT  
**To:** Mayne Island Housing Society  
**Subject: Urgent Request for Your Support**

**Dear Mayne Island Housing Society supporters:**

**We are sending you an URGENT request.  
We require your help within the NEXT FEW DAYS.**

We're asking for a mere three clicks on your part. This will go far toward HALTING a potential THREE-YEAR DELAY on building affordable housing for Mayne Island.

**See instructions below.**

Why is this urgent?

The Mayne Island Local Trustees are considering passing a motion on May 10 to delay the affordable housing rezoning and subdivision of the property at 375 Village Bay Road until MIHS can provide a guarantee of capital funding.

To be in the best position to receive funding, we need to have clear title.

To complete our predevelopment activities, we need clear title.

To be in the best position possible, to be shovel ready, when we receive capital funding, we need clear title.

And clear title is possible only after rezoning and subdivision approvals are provided. The rezoning and subdivision approvals **must not** be subject to a guarantee of funding.

Your letter will influence Mayne Island Local Trustees to REJECT THE MOTION at the upcoming May 10 meeting that would require us to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

**All we need from you:**

- 1. Click here: <https://www.mayneislandhousingsociety.com/>**
- 2. Then click on the line, "[Send a letter or email of support.](#)"**
- 3. Fill in the date and your name, and send it to the address(es) indicated.**

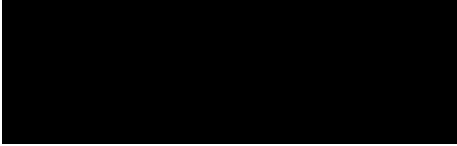
We need you to act **now** even if you have provided a support letter in the past. Please do it again. This is a different letter.

Over 200 people have indicated through receiving our newsletters that you want to see us succeed in building affordable housing on Mayne Island. Don't let a few local naysayers stop us from doing what the vast majority of the island wants done.

Please, let's achieve a flood of letters to show support for quashing this potential delay.

With much gratitude.

Sincerely,



Deborah Goldman  
President, MIHS board

[REDACTED]

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**From:** Ann Klavenesse <[REDACTED]>  
**Sent:** Tuesday, May 4, 2021 9:55 AM  
**To:** Narissa Chadwick  
**Subject:** Mayne island affordable housing

*Date May 2, 2021*

To Whom It May Concern

We (I) are writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island. We understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay therezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

To be in the best position to receive funding,

To complete predevelopment activities,

To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much

Date: May 2, 2021

Name: Ann Klaveness

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

EK-Design

Ann Klaveness

Sent from my iPhone

EK-Design

Ann Klaveness

Sent from my iPhone

**From:** Abbe Nielsen <[REDACTED]>  
**Sent:** Monday, May 3, 2021 9:49 PM  
**To:** Dan Rogers <drogers@islandstrust.bc.ca>; David Maude <dmaude@islandstrust.bc.ca>; Jeanine Dodds <jdodds@islandstrust.bc.ca>; Narissa Chadwick <nchadwick@islandstrust.bc.ca>  
**Subject:** Affordable Rental Housing on Mayne Island

May 3, 2021

Dear Islands Trustees:

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at [375 Village Bay Road](#) for residents of Mayne Island. I understand that the Mayne Island Local Trustees are considering passing a motion [on May 10](#) to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

However, I also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

- To be in the best position to receive funding,
- To complete predevelopment activities,
- To be in the best possible position to be shovel ready when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that. The rezoning and subdivision approvals should not be subject to a guarantee of funding.

**Therefore, I request that Mayne Island Local Trustees at the upcoming [May 10](#) meeting REJECT THE MOTION requiring the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at [375 Village Bay Road](#).**

Thank you very much.

Abbe Nielsen

[REDACTED]

[REDACTED]

[REDACTED]



**From:** Brenda Webster <[REDACTED]>

**Sent:** Monday, May 3, 2021 8:41 PM

**To:** MIHS <mihousingsociety@gmail.com>; dmaude@islandstrust.bc.ca; Dan Rogers <drogers@islandstrust.bc.ca>; Jeanine Dodds <jdodds@islandstrust.bc.ca>; Narissa Chadwick <nchadwick@islandstrust.bc.ca>

**Subject:** 375 Village Bay Road

May3,2021

To Whom it May Concern,

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island. I understand that the Mayne Island Local Trustees are considering passing a motion May 10th to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding. I also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

- \* to be in the best position to receive funding
- \* to complete redevelopment activities
- \* to be shovel ready when the project receives capital funding

The motion, if passed could precipitate a three-year delay given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be more than a year after that.

The rezoning and subdivision approval must not be subject to a guarantee of funding.

**Therefore, I request that the Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10th meeting which would require Mayne Island Housing Society to guarantee funding in order to achieve final rezoning of the property at 375 Village Bay Road.**

Thank you very much

Brenda Webster

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** Claire Gendron <[REDACTED]>

**Sent:** Monday, May 3, 2021 5:37 PM

**To:** MIHS <mihousingsociety@gmail.com>; Dan Rogers <drovers@islandstrust.bc.ca>; Jeanine Dodds <jdodds@islandstrust.bc.ca>; David Maude <dmaude@islandstrust.bc.ca>; Narissa Chadwick <nchadwick@islandstrust.bc.ca>

**Subject:** Mayne Island Local Trustees REJECT THE MOTION

*May 3, 2021*

To Whom It May Concern

*We (I)* are writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

We understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

To be in the best position to receive funding,

To complete predevelopment activities,

To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much

Date: May 3, 2021

Name: Claire Gendron

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Name of Business, Organization: Old Dogwood Society for Arts & Ecology

**From:** Jo Fox <[REDACTED]>

**Sent:** Monday, May 3, 2021 5:42 PM

**To:** Dan Rogers <drogers@islandstrust.bc.ca>; Jeanine Dodds <jdodds@islandstrust.bc.ca>; David Maude <dmaude@islandstrust.bc.ca>; Narissa Chadwick <nchadwick@islandstrust.bc.ca>

**Subject:** Proposed motion regarding the Mayne Island affordable housing project

I am attaching my letter regarding a motion I understand the Local Trust Committee will be considering at your May 10th meeting.

Regards, jo

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*May 3, 2021*

*Mayne Island Local Trustees*

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

I understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

I believe it is important for the Mayne Island Housing Society to have clear title for the following reasons:

- To be in the best position to receive funding,

- To complete predevelopment activities,

- To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

**I request that Mayne Island Local Trustees reject this motion at the upcoming May 10, 2021 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much.

Joanne Fox

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** Jim Fraser <[REDACTED]>

**Sent:** Monday, May 3, 2021 8:28 PM

**To:** mihousingsociety@gmail.com; Dan Rogers <drgers@islandstrust.bc.ca>; Jeanine Dodds <jdodds@islandstrust.bc.ca>; David Maude <dmaude@islandstrust.bc.ca>; Narissa Chadwick <nchadwick@islandstrust.bc.ca>

**Subject:** Affordable Rental Housing on Mayne

May 3, 2021

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island. I understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

However, I also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

- To be in the best position to receive funding,
- To complete predevelopment activities,
- To be in the best possible position to be shovel ready when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that. The rezoning and subdivision approvals should not be subject to a guarantee of funding.

**Therefore, I request that Mayne Island Local Trustees at the upcoming May 10 meeting REJECT THE MOTION requiring the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much

Jim Fraser

[REDACTED]

[REDACTED]

[REDACTED]

From: jenny h <[REDACTED]>  
Date: Mon, May 3, 2021 at 6:05 PM  
Subject: Mayne Island Housing Society support.  
To: <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

To Whom It May Concern:

*I am* writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing on a 3 acre parcel of land at 375 Village Bay Road for residents of Mayne Island.

I recognize that market housing is expensive and beyond the ability of lower income individuals and families who live and work on Mayne.

Many of these people provide the services that our island economy requires in order to be more self-sustaining.

Also, MIHS is advocating for our seniors who provide the volunteer foundation that provides support for community activities. Many cannot continue to manage in their current homes and need housing alternatives that allow them to remain on the island for as long as possible.

Therefore, *I* wish to add *my* name to the others who are interested in responding to the need for affordable rental housing on our island.

Thank you very much!

Date: May 4 2021

Name: Jennifer Prinn

Phone Number: [REDACTED]

Address: [REDACTED]

[REDACTED]

[REDACTED]

From: **JIM MARLON-LAMBERT** <[REDACTED]>  
Date: Mon, May 3, 2021 at 4:22 PM  
Subject: Proposed Motion for May 10th Meeting re: Mayne Island Housing Society  
To: <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

*Date 2021-05-03*

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

I understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

To be in the best position to receive funding,

To complete predevelopment activities,

To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much

Date: 2021-05-03

Name: James R. Marlon-Lambert

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Name of Business, Organization: Mayne Island homeowner

Please send to

[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com) [drogers@it.bc.ca](mailto:drogers@it.bc.ca) [cajdodds@it.bc.ca](mailto:cajdodds@it.bc.ca) [cadmaude@it.bc.ca](mailto:cadmaude@it.bc.ca) [can.chadwick@it.bc.ca](mailto:can.chadwick@it.bc.ca) or  
518 Dalton Drive, Mayne Island, BC V0N 2J2

**From:** Jim Traversy <[REDACTED]>

**Sent:** Monday, May 3, 2021 7:09 PM

**To:** mihousingsociety@gmail.com; Dan Rogers <drogers@islandstrust.bc.ca>; David Maude <dmaude@islandstrust.bc.ca>; Narissa Chadwick <nchadwick@islandstrust.bc.ca>; Jeanine Dodds <jdodds@islandstrust.bc.ca>

**Subject:** In Support of the Mayne Island Housing Society's Rental Housing Project

May 3, 2021

To Whom It May Concern

I'm writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

I understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding. I also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

To be in the best position to receive funding,

To complete predevelopment activities,

To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

I would like to also add that I believe that this motion is disingenuous and is therefore an abuse of our Island Trust system. The stated reason for the delay, concern over funding to the project, is not the real reason for this motion. It is a blatant attempt to kill this much needed project for selfish reasons prompted by a small minority of Mayne Islanders. I believe an overwhelming majority of Mayne Islanders understand the urgent need for more rental housing on Mayne Island & would want to see it proceed as quickly as possible.

I ask that you please do everything that you can to move this project forward, not delay or kill it.

Thank you very much

Jim Traversy

[REDACTED]

[REDACTED]

[REDACTED].ca

**From:** Mayne Island Housing Society <mihousingsociety@gmail.com>  
**Sent:** Monday, May 3, 2021 11:29 PM  
**To:** Narissa Chadwick  
**Subject:** Fwd: Housing for Mayne Island

----- Forwarded message -----

**From:** Mary Griffin <[REDACTED]>  
**Date:** Mon, May 3, 2021 at 7:05 PM  
**Subject:** Housing for Mayne Island  
**To:** <[drogers@it.bc.ca](mailto:drogers@it.bc.ca)>, <[jdodds@it.bc.ca](mailto:jdodds@it.bc.ca)>, <[dmaude@it.bc.ca](mailto:dmaude@it.bc.ca)>, <[n.chadwick@it.bc.ca](mailto:n.chadwick@it.bc.ca)>, Mayne Island Housing Society <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

3 May 2021

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island. I understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

I also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

To be in the best position to receive funding,

To complete predevelopment activities,

To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

MARY L. GRIFFIN



From: **ROBERTO GAUDET** <[REDACTED]>

Date: Tue, May 4, 2021 at 2:57 PM

Subject: Mayne Island Housing Society

To: <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

*May 3rd 2021,*

To Whom It May Concern

*We (I)* are writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

We understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

To be in the best position to receive funding,

To complete predevelopment activities,

To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much

Date: May 3rd 2021

Name:

Roberto Gaudet

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**From:** richard iredale <[REDACTED]>

**Sent:** Monday, May 3, 2021 5:39 PM

**To:** mihousingsociety@gmail.com; Dan Rogers <drogers@islandstrust.bc.ca>; Jeanine Dodds <jdodds@islandstrust.bc.ca>; David Maude <dmaude@islandstrust.bc.ca>; Narissa Chadwick <nchadwick@islandstrust.bc.ca>

**Cc:** Deborah Goldman <dagoldman@shaw.ca>

**Subject:** Letter of Support for Mayne Island Housing

Dear Islands Trustees,

Please **do not** vote in favor of a proposed May 10 spoiler motion to “delay” approving the rezoning of the 375 Village Bay road site for affordable housing “until funding can be guaranteed”.

This would scupper the project, since Provincial and Federal housing grants are only given to projects that own their sites and have planning approvals in place.

Best wishes and kind regards,

Richard Iredale  
Lael Whitehead

*Date. May 3 2021*

To Islands Trust Local Committee members for Mayne Island

We are writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

We understand that the Mayne Island Local Trustees is considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding. This unnecessary requirement would very likely make the project impossible.

It is important for the Islands Trust to vote in favour of rezoning and subdivision now so that senior levels of government will advance funding. Without rezoning, subdivision, and resulting clear title, no funding will be received.

In short, the rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much

Richard Iredale, Lael Whitehead

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Name of Business, Organization:

Please send to [mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com) [drogers@islandstrust.bc.ca](mailto:drogers@islandstrust.bc.ca)  
[jdodds@islandstrust.bc.ca](mailto:jdodds@islandstrust.bc.ca) [dmaude@islandstrust.bc.ca](mailto:dmaude@islandstrust.bc.ca) [nchadwick@islandstrust.bc.ca](mailto:nchadwick@islandstrust.bc.ca)  
/or 518 Dalton Drive, Mayne Island, BC V0N 2J2

**From:** RON M Weeks <[REDACTED]>

**Sent:** Monday, May 3, 2021 6:27 PM

**To:** MIHS <mihousingsociety@gmail.com>; Dan Rogers <drgers@islandstrust.bc.ca>; Jeanine Dodds <jdodds@islandstrust.bc.ca>; David Maude <dmaude@islandstrust.bc.ca>; Narissa Chadwick <nchadwick@islandstrust.bc.ca>

**Subject:** Letter of Recommendation for the MIHA Proposal Endorsement of Plan

*May 3 2021*

To Whom It May Concern

*We (I)* are writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

We understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

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The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much

Date: May 3 2021

Name: RON M WEEKS CD , BRANCH President and Deputy Zone Commander Legion

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

[REDACTED]

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**From:** Samuel Israel <[REDACTED]>  
**Sent:** Monday, May 3, 2021 8:41 PM  
**To:** mihousingsociety@gmail.com; drodgers@islandstrust.bc.ca; Jeanine Dodds; David Maude; Narissa Chadwick  
**Subject:** 375 Village Bay Rd

I am writing in support of The Mayne Island Housing Society's rental housing initiative. An individual has stepped forward with the willingness to give clear title to land needed for the initiative. The land by itself has a monetary value that any lender would accept as collateral. But this individual first wants to know that the project will have all the land use approvals in place, a reasonable request. However, after having responded to all concerns from invested parties, including nearby neighbours bordering the intended building site, an 11th hour impediment may arise that is in effect a Catch 22 on steroids. The proposed motion is unfair on its face. The issue it relies on, that all financing be in place before approval to build is given, strikes me as unusual; when my wife and I sought approval to build our cottage no one demanded "Show me the money!"

Such a motion, in my opinion, should be rejected. Furthermore, I must ask why at this point in the process such a motion is even being raised?

Respectfully yours,  
Sam Israel

[REDACTED]

[REDACTED]

[REDACTED]

**From:** Mayne Island Housing Sociey <mihousingsociety@gmail.com>  
**Sent:** Thursday, May 6, 2021 11:09 PM  
**To:** Mayne Island Local Trust Committee <MayneIslandLocalTrustCommittee@islandtrust.bc.ca>  
**Subject:** Fwd: Affordable rental housing

----- Forwarded message -----

**From:** Tiffany Bohn <[REDACTED]>  
**Date:** Mon, May 3, 2021 at 4:58 PM  
**Subject:** Affordable rental housing  
**To:** <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

To Whom It May Concern:

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing on a 3 acre parcel of land at 375 Village Bay Road for residents of Mayne Island.

I recognize that market housing is expensive and beyond the ability of lower income individuals and families who live and work on Mayne.

Many of these people provide the services that our island economy requires in order to be more self-sustaining.

Also, MIHS is advocating for our seniors who provide the volunteer foundation that provides support for community activities. Many cannot continue to manage in their current homes and need housing alternatives that allow them to remain on the island for as long as possible.

Therefore, I wish to add my name to the others who are interested in responding to the need for affordable rental housing on our island.

Thank you very much

Date: May 3rd, 2021

Name: Tiffany Bohn

Phone Number: [REDACTED]

Address: [REDACTED]

Get [BlueMail for Android](#)

**From:** Thomi Glover <[REDACTED]>  
**Sent:** Tuesday, May 4, 2021 11:41 AM  
**To:** mihousingsociety@gmail.com; drogers@islandtrust.bc.ca; jdodds@islandtrust.bc.ca;  
dmaude@islandtrust.bc.ca; Narissa Chadwick <nchadwick@islandtrust.bc.ca>  
**Subject:** Letter of support for HOUSING

Thomi Glover MA. MDiv. CMC PCC  
Executive Director and Co-Founder MayneStay Consulting Group Ltd.  
Leadership and Management Consultant, Executive Coach, Facilitator,  
Emotional Intelligence Specialist  
“Navigating purposefully through turbulence and change”  
e-mail: [REDACTED]  
Web site: <https://www.maynestay2.com/>  
<https://www.linkedin.com/in/tamsen-thomi-glover-ma-mdiv-pcc-cmc-b5a86713/>



*You can 1) copy and paste into an email and send to all addresses or 2) print it out and mail it to us **Due date: Wednesday, May 3.** (late submissions will be accepted) Thanks!*

*Date May 3, 2021*

To Whom It May Concern

We (I) are writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

We understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

- To be in the best position to receive funding,
- To complete predevelopment activities,
- To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much

Date: May 3, 2021

Name: Tamsen Glover

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Name of Business, Organization: MayneStay consulting Group Ltd.

Please send to [mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com) [drogers@islandtrust.bc.ca](mailto:drogers@islandtrust.bc.ca) [jdodds@islandtrust.bc.ca](mailto:jdodds@islandtrust.bc.ca) [dmaude@islandtrust.bc.ca](mailto:dmaude@islandtrust.bc.ca) [nchadwick@islandtrust.bc.ca](mailto:nchadwick@islandtrust.bc.ca) /or 518 Dalton Drive, Mayne Island, BC V0N 2J2



**From:** vicki turay <[REDACTED]>

**Sent:** Monday, May 3, 2021 6:20 PM

**To:** Mayne Island Housing Society <mihousingsociety@gmail.com>; Jeanine Dodds <jdodds@islandstrust.bc.ca>; David Maude <dmaude@islandstrust.bc.ca>; Dan Rogers <drovers@islandstrust.bc.ca>; Narissa Chadwick <nchadwick@islandstrust.bc.ca>

**Subject:** Housing approval

*Date May3, 2021*

Dear Mayne Island Local Trustees,

We are writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

We understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

To be in the best position to receive funding,

To complete predevelopment activities,

To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much,

Vicki and Harold

Date:

Name: Vicki Turay and Harold Kasinsky

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Name of Business, Organization:

Please send to /or 518 Dalton Drive, Mayne Island, BC V0N 2J2

From: **Mayne Island Housing Society** <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>  
Date: Tue, May 4, 2021 at 11:04 AM  
Subject: Urgent Request for Your Support  
To: Serena Mattiazzo <[REDACTED]>

**Dear Mayne Island Housing Society supporters:**

**We are sending you an URGENT request.**

**We require your help within the NEXT FEW DAYS.**

We're asking for a mere three clicks on your part. This will go far toward HALTING a potential THREE-YEAR DELAY on building affordable housing for Mayne Island.

**See instructions below.**

Why is this urgent?

The Mayne Island Local Trustees are considering passing a motion on May 10 to delay the affordable housing rezoning and subdivision of the property at 375 Village Bay Road until MIHS can provide a guarantee of capital funding.

To be in the best position to receive funding, we need to have clear title.

To complete our predevelopment activities, we need clear title.

To be in the best position possible, to be shovel ready, when we receive capital funding, we need clear title.

And clear title is possible only after rezoning and subdivision approvals are provided. The rezoning and subdivision approvals **must not** be subject to a guarantee of funding.

Your letter will influence Mayne Island Local Trustees to REJECT THE MOTION at the upcoming May 10 meeting that would require us to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

**All we need from you:**

1. Click here: <https://www.mayneislandhousingsociety.com/>
2. Then click on the line, "[Send a letter or email of support.](#)"

**3. Fill in the date and your name, and send it to the address(es) indicated.**

We need you to act **now** even if you have provided a support letter in the past. Please do it again.

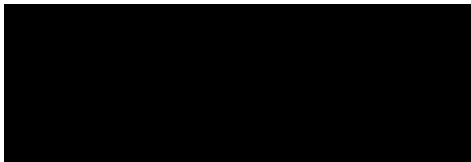
This is a different letter.

Over 200 people have indicated through receiving our newsletters that you want to see us succeed in building affordable housing on Mayne Island. Don't let a few local naysayers stop us from doing what the vast majority of the island wants done.

Please, let's achieve a flood of letters to show support for quashing this potential delay.

With much gratitude.

Sincerely,



Deborah Goldman

President, MIHS board

**From:** Mayne Island Housing Sociey <mihousingsociety@gmail.com>  
**Sent:** Tuesday, May 4, 2021 3:55 PM  
**To:** Narissa Chadwick <nchadwick@islandstrust.bc.ca>  
**Subject:** Fwd: Affordable housing Mayne island

----- Forwarded message -----

**From:** Ann Klavenesse <[REDACTED]>  
**Date:** Tue, May 4, 2021 at 9:50 AM  
**Subject:** Affordable housing Mayne island  
**To:** <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

*Date May 2, 2021*

To Whom It May Concern

*We (I)* are writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

We understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay therezoning and subdivision of the property until MIHS can provide a guarantee of capital funding. We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

To be in the best position to receive funding,

To complete predevelopment activities,

To be in the best position possible, to be shovel ready, when the project receivescapital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much

Date: May 2, 2021

Name: Ann Klaveness

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

EK-Design

Ann Klaveness

Sent from my iPhone

**From:** Alison Martin <[REDACTED]>

**Sent:** Tuesday, May 4, 2021 1:24 PM

**To:** mihousingsociety@gmail.com; Dan Rogers <drogers@islandstrust.bc.ca>; Jeanine Dodds <jdodds@islandstrust.bc.ca>; David Maude <dmaude@islandstrust.bc.ca>; Narissa Chadwick <nchadwick@islandstrust.bc.ca>

**Subject:** Letter of support for affordable housing on Mayne Island

To Whom It May Concern,

We are writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

We understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

- To be in the best position to receive funding,
- To complete predevelopment activities,
- To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much,

Alison Martin & Leif Oddson

[REDACTED]  
[REDACTED]

You can 1) copy and paste into an email and send to all addresses or 2) print it out and mail it to us **Due date: Wednesday, May 3.** (late submissions will be accepted) Thanks!

Date May 4, 2021

To Whom It May Concern

We (I) are writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

We understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

- To be in the best position to receive funding,
- To complete predevelopment activities,
- To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much

Date: May 4, 2021

Name: BEVERLEY LAWES

Phone Number:

Address:

Email:

Name of Business, Organization:

Please send to [mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com) [drogers@islandtrust.bc.ca](mailto:drogers@islandtrust.bc.ca)  
[jdodds@islandtrust.bc.ca](mailto:jdodds@islandtrust.bc.ca) [dmaude@islandtrust.bc.ca](mailto:dmaude@islandtrust.bc.ca) [nchadwick@islandtrust.bc.ca](mailto:nchadwick@islandtrust.bc.ca)  
/or 518 Dalton Drive, Mayne Island, BC V0N 2J2

May 4, 2021

To Whom It May Concern

I'm writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

I understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding. I also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

- To be in the best position to receive funding,
- To complete predevelopment activities,
- To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

Therefore, I request that Mayne Island Local Trustees **REJECT THE MOTION** at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

Thank you very much

Name: Colleen Fraser

Phone: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]



**From:** Sean McEwen <[REDACTED]>

**Sent:** Tuesday, May 4, 2021 4:02 PM

**To:** mihousingsociety@gmail.com; Dan Rogers <drogers@islandstrust.bc.ca>; Jeanine Dodds <jdodds@islandstrust.bc.ca>; David Maude <dmaude@islandstrust.bc.ca>; Narissa Chadwick <nchadwick@islandstrust.bc.ca>

**Cc:** Kriss Boggild <[REDACTED]>

**Subject:** Letter of Support for the Mayne Island Housing Society

To Whom It May Concern:

04 May 2021

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

I understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

I also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

To be in the best position to receive funding,

To complete predevelopment activities,

To be in the best position possible, to be shovel ready, when the project receives capital funding.

I would like to point out that typically private sector owners are **not** required to provide guarantees that financing is in place for market projects, before rezoning and subdivision approvals are granted, and that to delay approvals for this reason would be tantamount to an unreasonable and even prejudicial encumbrance being placed on a public-spirited non-market enterprise that is trying to develop much-needed more affordable housing for Mayne Islanders.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much,

Sean McEwen

Property Owner

[REDACTED]

[REDACTED]

[REDACTED]



From: Catharina Purss <[REDACTED]>  
Date: Tue, May 4, 2021 at 9:16 AM  
Subject: Letter of support for MIHS  
To: [mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com) <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

*Date May 4, 2021*

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

I understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

I also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

To be in the best position to receive funding,

To complete predevelopment activities,

To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much

Date: May 4, 2021  
Name: Cathy Purss  
Phone Number: [REDACTED]  
Address: [REDACTED]  
Email: [REDACTED]  
Sent from [Mail](#) for Windows 10

**From:** Henry McKintuck <[REDACTED]>

**Sent:** Tuesday, May 4, 2021 8:58 AM

**To:** mihousingsociety@gmail.com; Dan Rogers <drogers@islandstrust.bc.ca>; Jeanine Dodds <jdodds@islandstrust.bc.ca>; David Maude <dmaude@islandstrust.bc.ca>; Narissa Chadwick <nchadwick@islandstrust.bc.ca>

**Subject:** MI Housing Society project rezoning

*May 4, 2021*

To Whom It May Concern

*I am* writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

We understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

To be in the best position to receive funding,

To complete predevelopment activities,

To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much.

Date: May 4, 2021

Name: Lee-Ann McKintuck

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Sent from iPad (sorry about any typo's, seems to have a mind of its own)

**From:** J NEAMTAN <[REDACTED]>

**Sent:** Tuesday, May 4, 2021 2:27 PM

**To:** mihousingsociety@gmail.com; Dan Rogers <drogers@islandstrust.bc.ca>; Jeanine Dodds <jdodds@islandstrust.bc.ca>; David Maude <dmaude@islandstrust.bc.ca>; Narissa Chadwick <nchadwick@islandstrust.bc.ca>

**Subject:** I support the Mayne Island Housing Society

*May 4, 2021*

To Whom It May Concern

As you know, there is a crisis country-wide in housing affordability, and a lack of rental housing on Mayne Island. We are writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

We understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding. We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

To be in the best position to receive funding,

To complete predevelopment activities,

To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that. The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much

Date: May 4, 2021

Name: Judith Neamtan & Rick Gordon

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

**From:** Jim Traversy <[REDACTED]>

**Sent:** Tuesday, May 4, 2021 7:09 AM

**To:** David Maude <dmaude@islandstrust.bc.ca>; Narissa Chadwick <nchadwick@islandstrust.bc.ca>; Dan Rogers <drgers@islandstrust.bc.ca>; Jeanine Dodds <jdodds@islandstrust.bc.ca>; mihousingsociety@gmail.com

**Subject:** Re: In Support of the Mayne Island Housing Society's Rental Housing Project

May 4, 2021

(My apologies, I sent the letter below with recipients in the "Cc" field rather than the "To" field. Here it is again.)

To Whom it may concern, but especially the Mayne Island Trustees:

Further to my letter to you of May 3rd, I've thought more about this and I wanted to make my feelings abundantly clear.

Voting in favour of this motion to delay the rezoning of the 375 Village Bay Road property is a vote to kill this project and to kill the chance for any kind of affordable rental housing project happening on Mayne Island for years to come.

There is a need for this project to proceed without further delay, the community supports this, and the Islands Trust officially recognizes this need on the Gulf Islands. But a few people who don't want this project in their backyard, even though they have utterly failed to demonstrate any good reason why it shouldn't proceed, are now seeking to kill this project through a cynical disingenuous "concern" about the project's funding.

There was never a better time in decades for funding to be had from various sources for a project such as this and it is highly unlikely that funding will not be granted if title to the site is secured.

The volunteers who have so generously put in years of hard work on this for the benefit of the Mayne Island community cannot be expected to continue on for more years to come, with little prospect of success. Without the rezoning, getting the funding for the project will be very much more difficult, if not nearly impossible.

I urge the Mayne Island Local Trust Committee members to NOT be the people who allow this desperately needed affordable rental housing project to be killed for years to come. Please do everything in your power to move this project forward.

Sincerely,

Jim Traversy

[REDACTED]

[REDACTED]

[REDACTED]

On May 3, 2021, at 7:08 PM, Jim Traversy wrote:

May 3, 2021

To Whom It May Concern

I'm writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

I understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding. I also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

To be in the best position to receive funding,  
To complete predevelopment activities,  
To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that. The rezoning and subdivision approvals must not be subject to a guarantee of funding.

Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

I would like to also add that I believe that this motion is disingenuous and is therefore an abuse of our Island Trust system. The stated reason for the delay, concern over funding to the project, is not the real reason for this motion. It is a blatant attempt to kill this much needed project for selfish reasons prompted by a small minority of Mayne Islanders. I believe an overwhelming majority of Mayne Islanders understand the urgent need for more rental housing on Mayne Island & would want to see it proceed as quickly as possible.

I ask that you please do everything that you can to move this project forward, not delay or kill it.

Thank you very much

██████████  
██████████  
██████████████████  
██████████████████

**From:** maria lynch <[REDACTED]>

**Sent:** Tuesday, May 4, 2021 11:46 AM

**To:** mihousingsociety@gmail.com; Dan Rogers <drogers@islandstrust.bc.ca>; David Maude <dmaude@islandstrust.bc.ca>; Jeanine Dodds <jdodds@islandstrust.bc.ca>; Narissa Chadwick <nchadwick@islandstrust.bc.ca>

**Subject:** Re: Motion re resining and subdivision of MIHS property

*Date May 3rd 2021*

To Whom It May Concern

We (I) are writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

We understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

To be in the best position to receive funding,

To complete predevelopment activities,

To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much

Date:May 3rd 2021

Name: Maria Lynch

Phone Number: [REDACTED]

Address: [REDACTED]

[Email:](#) [REDACTED]

Name of Business, Organization: Marisol Village Cottages

**From:** Marv Stern <[REDACTED]>

**Sent:** Tuesday, May 4, 2021 11:10 AM

**To:** Dan Rogers <drogers@islandstrust.bc.ca>; mihousingsociety@gmail.com; Jeanine Dodds <jdodds@islandstrust.bc.ca>; David Maude <dmaude@islandstrust.bc.ca>; Narissa Chadwick <nchadwick@islandstrust.bc.ca>

**Subject:** MIHS

To Whom It May Concern

We (I) are writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

We understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

To be in the best position to receive funding,

To complete predevelopment activities,

To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much

Date: May 4, 2021

Name: Marvin Stern

Phone Number: [REDACTED]

Address: [REDACTED]

[Email:](#) [REDACTED]

Name of Business, Organization:

Marvin Stern

Stern Shapray Criminal Lawyers

#1012 - 7445 132nd Street

Surrey, BC V3W 1J8

Phone: (604) 590-5600

Fax: (604) 590-5626

[Email: mstern@sternshapraylaw.ca](mailto:mstern@sternshapraylaw.ca)

[Web: www.sternshapraylaw.ca](http://www.sternshapraylaw.ca)

**From:** Marlene Triggs <[REDACTED]>

**Sent:** Tuesday, May 4, 2021 6:16 PM

**To:** Dan Rogers <drogers@islandstrust.bc.ca>; Narissa Chadwick <nchadwick@islandstrust.bc.ca>; David Maude <dmaude@islandstrust.bc.ca>

**Cc:** Jeanine Dodds <jdodds@islandstrust.bc.ca>

**Subject:** Affordable housing

**Subject: Affordable housing**

Hello,

I totally support affordable housing on Mayne Island and think the rezoning and subdivision at 375 Village Bay Road should be approved.

I have a small cabin on Mayne ([REDACTED]) and have been coming to the Island since 1977.

The island relies on families and young people to provide the services that we all rely on. It is important that families, young people and seniors can afford to live on Mayne.

Marlene Triggs  
[REDACTED]  
[REDACTED]

Sent from my iPad



**From:** PETER ROBINSON <[REDACTED]>

**Sent:** Tuesday, May 4, 2021 10:04 AM

**To:** Jeanine Dodds <jdodds@islandstrust.bc.ca>; David Maude <dmaude@islandstrust.bc.ca>; Narissa Chadwick <nchadwick@islandstrust.bc.ca>; Dan Rogers <drovers@islandstrust.bc.ca>

**Cc:** mihousingsociety@gmail.com

**Subject:** Letter of Support - Mayne Island Housing Society

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island. I understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

I also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

- To be in the best position to receive funding,
- To complete predevelopment activities,
- To be in the best position possible to begin construction when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

Therefore, I request that Mayne Island Local Trustees reject the motion at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

Sincerely

Date: May 4, 2021

Name: Peter Robinson

Phone Number: [REDACTED]

Address: [REDACTED]

**From:** Sheila Dunnachie <[REDACTED]>

**Sent:** Tuesday, May 4, 2021 11:13 AM

**To:** Jeanine Dodds <jdodds@islandstrust.bc.ca>; David Maude <dmaude@islandstrust.bc.ca>; Dan Rogers <drovers@islandstrust.bc.ca>

**Cc:** Narissa Chadwick <nchadwick@islandstrust.bc.ca>; mihousingsociety <mihousingsociety@gmail.com>

**Subject:** Affordable housing at Salish Grove

We are writing to you to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

We understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

- To be in the best position to receive funding,

- To complete predevelopment activities,

- To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much.

Sheila Dunnachie

and

Martin Thompson  
[REDACTED]

**From:** Bill McCance <[REDACTED]>  
**Sent:** Wednesday, May 5, 2021 5:14 PM  
**To:** mihousingsociety@gmail.com; Mayne Island Local Trust Committee  
<MayneIslandLocalTrustCommittee@islandstrust.bc.ca>  
**Subject:** support letter MIHS

*Date May 5, 2021*

To Whom It May Concern

We (I) are writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

We understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarining and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much

Date: May 5, 2021

Name: Bill McCance

Phone Number: [REDACTED]

Address: [REDACTED]

[Email:](#) [REDACTED]

Name of Business, Organization: WDMcCance and Son Building Service

Please send to [mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com) [mayneislandlocaltrustcommittee@islandstrust.bc.ca](mailto:mayneislandlocaltrustcommittee@islandstrust.bc.ca)  
or 518 Dalton Drive, Mayne Island, BC V0N 2J2

**From:** Mayne Island Housing Society <mihousingsociety@gmail.com>  
**Sent:** Wednesday, May 5, 2021 5:01 PM  
**To:** Mayne Island Local Trust Committee <MayneIslandLocalTrustCommittee@islandtrust.bc.ca>  
**Subject:** Fwd: 375 Village Bay Road

----- Forwarded message -----

**From:** Candida Kitka <[REDACTED]>  
**Date:** Wed, May 5, 2021 at 12:19 PM  
**Subject:** 375 Village Bay Road  
**To:**  
**Cc:** <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

We understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay therezoning and subdivision of the property until MIHS can provide a guarantee of capital funding. We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

To be in the best position to receive funding,

To complete predevelopment activities,

To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much

Candida Kitka

May 3, 2021

Candida Kitka  
[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** Deb Strong <[REDACTED]>  
**Sent:** Wednesday, May 5, 2021 11:55 AM  
**To:** mihousingsociety@gmail.com; Mayne Island Local Trust Committee  
<MayneIslandLocalTrustCommittee@islandstrust.bc.ca>  
**Subject:** Affordable Rental Housing

May 5, 2021

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

I understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

I also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

- To be in the best position to receive funding;
- To complete predevelopment activities;
- To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that. The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you.

Date: May 5, 2021

Name: Deborah Strong

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

**From:** Malcolm Inglis <[REDACTED]>

**Sent:** Wednesday, May 5, 2021 3:28 PM

**To:** Mayne Island Housing Society <mihousingsociety@gmail.com>; Mayne Island Local Trust Committee <MayneIslandLocalTrustCommittee@islandstrust.bc.ca>

**Cc:** Tina Farmilo <[REDACTED]>

**Subject:** Letter of support for the Mayne Island Housing Society's rezoning and subdivision application

May 5, 2021

To Whom It May Concern

We are writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

We understand that the Mayne Island Local Trustees will consider once again the Housing Society's proposal at the May 10 meeting, and will take into account the staff report on the proposal following the March 2021 LTC meeting. That report identifies two options for making rezoning and subdivision subject to proof of funding for the project (page 108 of the agenda package).

Knowing how critical the shortage of affordable housing is on Mayne Island, how long it takes to get new housing approved and built, and how long and hard the Housing Society has worked on this project, we are very concerned that anything less than expeditious approval of the Society's application for rezoning and subdivision will have serious consequences for the current project. Specifically, adoption of either of the options to require proof of funding prior to subdivision would cause considerable delay to, and potentially even collapse of, the proposal.

We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

To be in the best position to receive funding,

To complete predevelopment activities,

To be in the best position possible, to be shovel ready, when the project receives capital funding.

Moreover, the Housing Society informs us that adoption of either of the options for requiring proof of funding could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees, at the upcoming May 10 meeting, refrain from imposing any requirement on the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much.

Date: May 5, 2021

Name: Malcolm Inglis and Tina Farmilo

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

May 5, 2021

Rebecca Ewing and Tim Maki  
[REDACTED]  
[REDACTED]

Dear Mayne Island Local Trust Committee,

This letter follows up on our stated concern that the proposed development at 375 Village Bay Road has inadequate buffers to protect neighbouring properties and the surrounding forests from adverse impacts.

The points we wanted to add to our previous letters are illustrated in the attached map. This map shows the footprint of the siting of the proposed development, with a 10m firesmart buffer, a 50 metre `encroachment zone`, and the proposed building site for a second house on our property.

We've also written a few more points on forest fragmentation and stormwater management.

### **Forest Clearing, Edge and Encroachment Impacts**

The discussion on encroachment and edge effects below draws on research by the Woodland Trust in the UK on the Impacts of Nearby Development on Ancient Woodland. ([woodlandtrust.org.uk](http://woodlandtrust.org.uk))

The proposed development is essentially a big oval road with houses located on the outside of the road. A quick scan of the site plan shows that about half or more of the property would need to be cleared to accommodate the development. Another 10 metres around the outside of the ring of houses would need to be cleared to provide a wildfire buffer. Beyond that, a large forest edge is created which creates an impact zone as discussed below.

Opening up a forest edge has a negative impact on the health of the remaining forest and the greater the area of opening relative to the forest, the greater the impact. An opening allows more light into the forest, dries the soil more quickly, reduces the activity of soil organisms which in turn reduces nutrient cycling. Plant mortality increases and invasion of exotic species increases. There is no clear agreement on how far into a forest these influences are felt, but a few studies point to 30 to 50 to 100 metres for open edges and less if the forest edge is closed (i.e., consisting of saplings, bushes and such that effectively shield the edge). The risk of encroachment (e.g., people exploring the forest, dumping materials trampling, etc) also grows the closer neighbouring roads, trails and houses are to the forest. The UK Woodlands Trust report references a study in Canada that found that encroachment activities – even with controls to delineate boundaries - extended up to 50 metres into a forest edge. That study recommended the use of 50 metre treed buffers.

Map 1 illustrates that the expected impact zone of the development covers virtually all of the remaining forest on lot 3, and that about one third of the impact zone lies on the neighbour to the west in an area that is itself beginning to recover from logging 20 years ago. In addition to clearing much of the regeneration currently occurring on lot 3, the proposed development would certainly jeopardize the regenerating forest on the neighbour's property to the west. The impact zone of the development far exceeds the boundaries of the property and would require a parcel size of 8-10 acres to minimize adverse impacts to neighbours.

It is better for all parties if developers take a precautionary approach and ensure the development's footprint (including the zone of impact around the footprint) is owned wholly by the developer. When the impact zone extends into neighbouring properties, the developer is essentially expecting the neighbouring properties to accommodate the impacts. Where rural zoned lands are proposed for rezoning, the developer should be required to create the transition zone that moves from the intensively developed portions of a parcel back to neighbouring rural zones. If that transition zone is inadequate, development pressures are harder to contain, intensifying the loss of values currently protected through rural zoning.

### **Forest Fragmentation**

The proposed development is mostly placed on a drier Coastal Douglas Fir ecozone on the western side which hosts veteran firs and has a healthy understory. This forest area extends into the property next to it on the west, which also has 4 or 5 old growth Douglas-firs and a growing area where Douglas-fir is dominant. This forest is currently a growing corridor that would be broken up if the site plan were to be approved and implemented. In particular, the regeneration experienced thus far on the property to the west would be severely compromised.

Forest fragmentation has a negative impact on forest diversity and species richness and the isolation and/or removal of stands reduces the ability of the larger forest to recover since it contributes to the depletion of plant stock that would otherwise help to repopulate disturbed areas. The smaller the fragment – the lower the rate of seedling survival, the drier the woodland fragment becomes and there is greater difficulty in species recruitment (species moving from one patch to the other) and within small fragments, habitat values decline.

### **Surface Water and Stormwater Flows**

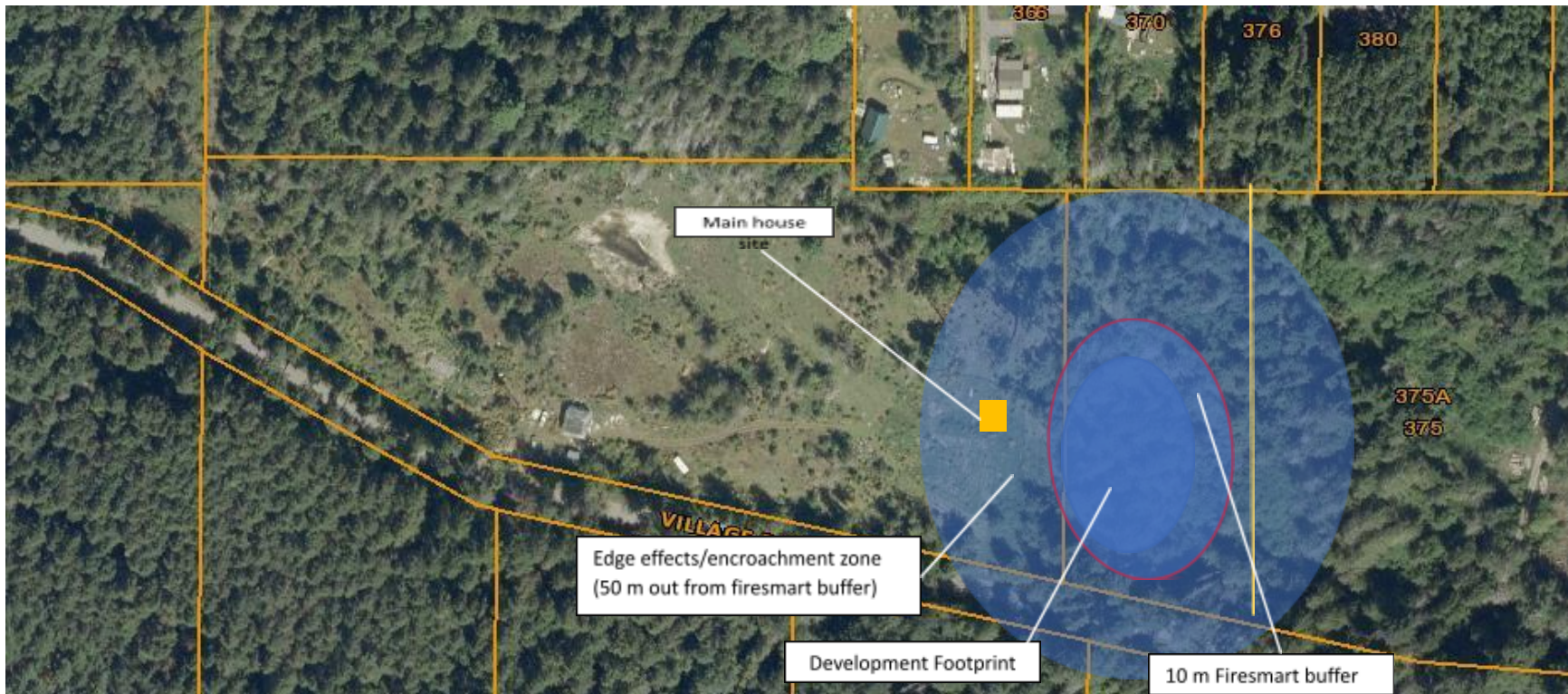
Neighbours along the northern property line have identified well water quality concerns and surface water issues that they have connected to upland logging and development in the recent past. A proposal to clear over half of the subject property is alarming. Removal of trees and hardscaping reduce the ability of the property to take up water through evapotranspiration, and water infiltration from the surface into the ground. A zone of impact should be mapped to illustrate where risks will increase. Secondly, the severity of those impacts and the likelihood of them occurring should be undertaken and a clear plan to minimize and manage them put in place. To date, the risks have not been systematically documented, assessed and planned for. The wetland restoration project could fit into a plan for managing surface and groundwater risks but it is not sufficient on its own as a plan of action and neighbours have no assurance that the remediation work will result in an overall improvement in water quality and the already unmanageable storm water flows they are experiencing.

Sincerely,

Tim Maki and Rebecca Ewing



**Map 1: Illustrating Development Impact Zones Forest Clearing, Edge effects and Encroachment Risks**



The existing structure at 351 Village Bay Road is intended to be a cottage, leaving the opportunity to build another house at a future date. The location `Main house` identified on the map is the preferred building spot for a second house due to its ocean and mountain views. The previous owner of the property also intended to use this location to build the main house, at which point the cottage would be available for guests or renting. It is clear from this map that the proposed development would have a significant negative effect on the desirability of the preferred building site and so would devalue the property considerably.

**From:** Adrienne Brown <[REDACTED]>  
**Sent:** Thursday, May 6, 2021 10:23 AM  
**To:** Mayne Island Local Trust Committee <MayneIslandLocalTrustCommittee@islandstrust.bc.ca>  
**Cc:** mihousingsociety@gmail.com  
**Subject:** Letter of Support for Development at 375 Village Bay Road

To Whom It May Concern

I am writing this letter in support of the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

I understand that the Mayne Island Local Trustees will be considering a motion on May 10 that if passed would delay the rezoning and subdivision of the property until MIHS is in a position provide a guarantee of capital funding.

It is important for the Mayne Island Housing Society establishes clear title to:

- Complete predevelopment activities,
- Be positioned to receive funding,
- Be in the best position possible, to be shovel ready, when the project receives capital funding.

It is also critical to note that making rezoning and subdivision approvals subject to guaranteed funding works is at odds with the policies of BC Housing as a funder, and in so doing works against a coherent planning and approval process.

**Therefore, I ask the Mayne Island Local Trustees to REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Sincerely,

Adrienne Brown

Date: May 6, 2021

Name: Adrienne Brown

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Name of Business, Organization: ALaurel Design

From: **Dr. Ariel Jones** <[REDACTED]>  
Date: Thu, May 6, 2021 at 1:11 PM  
Subject: I support affordable housing on Mayne island  
To: [mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com) <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

Ariel jones  
[REDACTED]  
[REDACTED]  
[REDACTED]

May 6 2021  
[REDACTED]

Mayne island naturopathic clinic

I reject the may 10 proposition by mi trustees that the funding must be secured in order to change the zoning at 375 village bay road.

Thank you

Ariel jones

--

Sent with Love from Dr. Ariel Jones, ND

[REDACTED]  
[REDACTED]

**From:** Brad Holman <[REDACTED]>

**Sent:** Thursday, May 6, 2021 11:42 AM

**To:** Mayne Island Local Trust Committee <MayneIslandLocalTrustCommittee@islandstrust.bc.ca>; mihousingsociety@gmail.com

**Subject:** Affordable Housing Proposal - 375 Village Bay Road

Date: May 6th, 2021

To Whom It May Concern:

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

I understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

I also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

To be in the best position to receive funding,

To complete predevelopment activities,

To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that. The rezoning and subdivision approvals must not be subject to a guarantee of funding.

Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

Thank you very much,

Date: May 6th, 2021

Name: Brad Holman

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Sent from my iPad

**From:** Carole MacFarlane <[REDACTED]>  
**Sent:** Thursday, May 6, 2021 12:24 AM  
**To:** Mihs <mihousingsociety@gmail.com>; Mayne Island Local Trust Committee <MayneIslandLocalTrustCommittee@islandstrust.bc.ca>  
**Subject:** Support for affordable housing on Mayne Island

May 6, 2021

To Whom It May Concern

We (I) are writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island. We understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

To be in the best position to receive funding,  
To complete predevelopment activities,  
To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much

Date: May 6th, 2021  
Name: Carole MacFarlane  
Phone Number: [REDACTED]  
Address: [REDACTED]  
Email: [REDACTED]  
Name of Business, Organization: N/A  
Please send to [mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com) [mayneislandlocaltrustcommittee@islandstrust.bc.ca](mailto:mayneislandlocaltrustcommittee@islandstrust.bc.ca)  
or 518 Dalton Drive, Mayne Island, BC V0N 2J2

Carole MacFarlane  
[REDACTED]

**From:** Mayne Island Housing Society <mihousingsociety@gmail.com>  
**Sent:** Thursday, May 6, 2021 10:56 PM  
**To:** Mayne Island Local Trust Committee <MayneIslandLocalTrustCommittee@islandstrust.bc.ca>  
**Subject:** Fwd: Affordable family housing

----- Forwarded message -----

**From:** **Black Sheep Clan** <[REDACTED]>  
**Date:** Thu, May 6, 2021 at 5:24 PM  
**Subject:** Affordable family housing  
**To:** [mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com) <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

I support 100% the work of the MI Housing society to bring affordable housing to Mayne.  
Any efforts to delay this project would be a huge mistake for Mayne and all the people needing affordable housing. It is needed as soon as possible.

#Islands Trust please take note and do not pass any motion(s) that would delay this project.

Dawne Cressman

[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** Douglas Hansen <[REDACTED]>

**Sent:** Thursday, May 6, 2021 10:03 AM

**To:** Mayne Island Local Trust Committee <MayneIslandLocalTrustCommittee@islandstrust.bc.ca>

**Subject:** Mayne Island Housing Society

May 6, 2021

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

The motion, if passed, could precipitate a three-year delay.

Thank you very much

Douglas Hansen

[REDACTED]

[REDACTED]

[REDACTED]

--

Sent from my Fabulous handheld communication device.

**From:** GAIL NOONAN <[REDACTED]>

**Sent:** Thursday, May 6, 2021 11:45 AM

**To:** Mayne Island Local Trust Committee <MayneIslandLocalTrustCommittee@islandstrust.bc.ca>

**Cc:** mihousingsociety@gmail.com

**Subject:** Mayne Island Housing

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

The motion, if passed, could precipitate a three-year delay.

Thank you very much

Date: May 6/21

Name: Gail Noonan

Phone Number: [REDACTED]

Address: [REDACTED]



**From:** Joey Hartman <[REDACTED]>  
**Sent:** Thursday, May 6, 2021 8:20 PM  
**To:** Jeanine Dodds <jdodds@islandstrust.bc.ca>; David Maude <dmaude@islandstrust.bc.ca>; Dan Rogers <drovers@islandstrust.bc.ca>  
**Cc:** mihousingsociety@gmail.com; Mayne Island Local Trust Committee <MayneIslandLocalTrustCommittee@islandstrust.bc.ca>; [REDACTED]>  
**Subject:** May 10 2021 motion re rezoning and subdivision for Affordable Housing at 375 Village Bay Road

May 6, 2021

Dear Mayne Island Representatives, Islands Trust

**Re: Support for Affordable Housing Plan Without Delay**

Since first learning of the efforts by the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road, we have been enthusiastic supporters of the plan.

We are dismayed to hear that you, the Mayne Island Local Trustees, may pass a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

Such a motion, if passed, would be a significant setback and impediment for efforts to bring this important proposal to fruition. We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

- To be in the best position to receive funding,
- To complete predevelopment activities,
- To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could delay the project by three years, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we call upon you to REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much

Joey Hartman & Jim Gorman  
[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** Jennifer Mathison <[REDACTED]>  
**Sent:** Thursday, May 6, 2021 7:32 PM  
**To:** Mayne Island Local Trust Committee <MayneIslandLocalTrustCommittee@islandstrust.bc.ca>  
**Subject:** Support for MIHS

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

We understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay therezoning and subdivision of the property until MIHS can provide a guarantee of capital funding. We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

To be in the best position to receive funding,  
To complete predevelopment activities,  
To be in the best position possible, to be shovel ready, when the project receivescapital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that. The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Sincerely,

Jennifer Mathison  
[REDACTED]  
[REDACTED]

[REDACTED]  
Sent from my iPhone

**From:** Brad Holman <[REDACTED]>

**Sent:** Thursday, May 6, 2021 11:47 AM

**To:** Mayne Island Local Trust Committee <MayneIslandLocalTrustCommittee@islandstrust.bc.ca>; mihousingsociety@gmail.com

**Subject:** Affordable Housing - 375 Village Bay Road, Mayne Island

Date: May 6th, 2021

To Whom It May Concern:

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

I understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

I also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

To be in the best position to receive funding,

To complete predevelopment activities,

To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that. The rezoning and subdivision approvals must not be subject to a guarantee of funding.

Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

Thank you very much,

Date: May 6th, 2021

Name: Marie-Jose Holman

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Sent from my iPad

**From:** Michael Jones (personal) <[REDACTED]>  
**Sent:** Friday, May 7, 2021 4:14 PM  
**To:** mihousingsociety@gmail.com; Mayne Island Local Trust Committee  
<MayneIslandLocalTrustCommittee@islandstrust.bc.ca>  
**Subject:** Letter of support for Mayne Island Housing Society

Please see attached.

Michael Jones  
[REDACTED]

May 6, 2021

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

I understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

- To be in the best position to receive funding,
- To complete predevelopment activities,
- To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much

Date: May 6, 2021

Name: Michael Jones

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

From: **Patricia Fitzgerald** <[REDACTED]>  
Date: Thu, May 6, 2021 at 1:32 PM  
Subject: URGENT REQUEST  
To: DEBORAH GOLDMAN <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

To Whom It May Concern,

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

The motion, if passed, could precipitate a three-year delay.

Thank you very much

Date: 2021-05-06

Name: Patricia Fitzgerald

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

**From:** Andrew Duarte <[REDACTED]>  
**Sent:** Friday, May 7, 2021 8:28 AM  
**To:** mihousingsociety@gmail.com  
**Cc:** Mayne Island Local Trust Committee <MayneIslandLocalTrustCommittee@islandstrust.bc.ca>  
**Subject:** Letter of Support

Andrew Duarte  
Homeless Outreach and Prevention

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

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MAY-7-2021

To Whom It May Concern

We (I) are writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

We understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

- To be in the best position to receive funding,
- To complete predevelopment activities,
- To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much

Date: May-7-2021

Name: Andrew Duarte

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Name of Business, Organization: N/A

Please send to [mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com) [mayneislandlocaltrustcommittee@islandstrust.bc.ca](mailto:mayneislandlocaltrustcommittee@islandstrust.bc.ca) or 518 Dalton Drive, Mayne Island, BC V0N 2J2

**From:** Deborah Goldman <[REDACTED]>  
**Sent:** Friday, May 7, 2021 9:34 AM  
**To:** Mihs <mihousingsociety@gmail.com>; Mayne Island Local Trust Committee <MayneIslandLocalTrustCommittee@islandstrust.bc.ca>  
**Subject:** Letter of Support MIHS

*Date: May 7, 2021*

To Whom It May Concern

We (I) are writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

We understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

To be in the best position to receive funding,

To complete predevelopment activities,

To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much

Date: May 7, 2021

Name: Deborah Goldman

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]



**From:** John Ludgate <[REDACTED]>  
**Sent:** Friday, May 7, 2021 12:06 PM  
**To:** Mayne Island Local Trust Committee <MayneIslandLocalTrustCommittee@islandstrust.bc.ca>  
**Cc:** mihousingsociety@gmail.com  
**Subject:** Rental housing at 375 Village Bay road

To whom it may concern

I support the efforts of the Mayne Island Housing Society to develop affordable rental housing at 375 Village Bay road.

I urge the Mayne Island Local Trustees to reject the motion on May 10 that would require the Mayne Island Housing Society to guarantee funding in order for the property to receive final rezoning.

Sincerely

John Ludgate  
[REDACTED]

**From:** Mayne Island Housing Sociey <mihousingsociety@gmail.com>

**Sent:** Friday, May 7, 2021 10:42 PM

**To:** Mayne Island Housing Sociey <mihousingsociety@gmail.com>; Mayne Island Local Trust Committee <MayneIslandLocalTrustCommittee@islandstrust.bc.ca>

**Subject:** Letter to 375 Village Bay Road from Jennifer )'Shaughnessy

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at [375 Village Bay Road](#) for residents of Mayne Island.

Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at [375 Village Bay Road](#).

The motion, if passed, could precipitate a three-year delay.

Thank you very much

Date: May 7, 2021

Name: Jennifer O'Shaughnessy

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

From: **Marie-Claude Collins** <[REDACTED]>  
Date: Fri, May 7, 2021 at 10:56 AM  
Subject: Urgently needed : Affordable rental housing on Mayne Island  
To:  
Cc: <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

Date. May 7, 2021

To Whom It May Concern

I strongly support the efforts of the Mayne Island Housing Society to build **affordable rental housing** at 375 Village Bay Road for residents of Mayne Island.

I understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property. This would regrettably delay this needed project. The Mayne Island Housing Society needs to have clear title as soon as possible so that it can be ready to proceed with the project as soon as they receive the needed funding.

Mayne Island badly needs affordable rental housing now. This project must proceed without any delay , therefore I ask that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 .

Thank you very much

Marie-Claude Collins

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Marie-Claude

From: **Samantha Bendo** <[REDACTED]>

Date: Fri, May 7, 2021 at 1:24 AM

Subject: Mayne Island Housing Project

To: <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

The motion, if passed, could precipitate a three-year delay.

Thank you very much,

Date: May 7, 2021

Name: Samantha Bendo

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

From: Tim Atkinson  
Date: 2021-05-07 7:42 a.m. (GMT-08:00)  
To: Dan Rogers , Jeanine Dodds , David Maude  
Subject: Mayne Island Housing Society rezoning

Please find a letter of concern about the Mayne Island Housing Society proposed development.

Tim Atkinson

---

Dear Trustees,

I am writing to urge the Trustees to delay the rezoning of the parcel of land which the Housing Society has targeted for a development.

While there are numerous concerns about how the Society has proceeded to this point, the most significant is their lack of transparency around the financials. When doing projects, it is important to have a vision, which the Society has certainly articulated, but it is equally important that this vision match the available budget. This is important because it allows the vision to be realistic and it puts the Society into a position where it is not potentially over-promising on what it can deliver.

The Society has moved forward without doing due diligence on the financials involved in such a largescale project. They have failed to disclose the anticipated building costs or even what other models they have considered before getting to this model. Their public communication has had scant information on project costs and even less information on anticipated operating costs and when asked for this type of information they have not supplied it.

These are legitimate concerns, and the Society needs to address them prior to proceeding to any rezoning being granted.

Respectfully,

Tim Atkinson



From: **Eden Buday** <[REDACTED]>  
Date: Sat, May 8, 2021 at 7:00 PM  
Subject: Letter of support  
To: <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

The motion, if passed, could precipitate a three-year delay.

Thank you very much

May 8, 2021  
Eden Buday

[REDACTED]  
[REDACTED]  
[REDACTED]

Sent from my iPhone

**From:** Jeanette Leitch <[REDACTED]>  
**Sent:** Saturday, May 8, 2021 9:41 AM  
**To:** Mayne Island Local Trust Committee <MayneIslandLocalTrustCommittee@islandstrust.bc.ca>  
**Cc:** Mayne Island Housing Society <mihousingsociety@gmail.com>  
**Subject:** MIHS rezoning request

*May 8, 2021*

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

I understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding. I also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

To be in the best position to receive funding,  
To complete predevelopment activities,  
To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that. The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much

[REDACTED]

Date: May 8, 2021  
Name: Jeanette Leitch  
Phone Number: [REDACTED]  
Address: [REDACTED]  
Email: [REDACTED]  
Name of Business, Organization: N/A

**From:** Brian Crumblehulme <[REDACTED]>  
**Sent:** Saturday, May 8, 2021 3:26 PM  
**To:** Narissa Chadwick <nchadwick@islandstrust.bc.ca>  
**Subject:** Affordable Housing Approval

Dear Mayne Island Local Trust Committee.

I am saddened by the slow progress to approve the housing application which I fully support. I think this is a major need on the island and I urge you to approve the application soon.

Thank you,  
Mary Crumblehulme



From: **Meaghan Feduck** <[REDACTED]>  
Date: Sat, May 8, 2021 at 10:39 PM  
Subject: Add me - let me know know if there's another action that would help  
To: [mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com) <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

The motion, if passed, could precipitate a three-year delay.

Thank you very much

Date: May 8

Name: Meaghan Feduck

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

From: **Andrew Hope** <[REDACTED]>

Date: Sun, May 9, 2021 at 5:21 PM

Subject: MIHousing crisis

To: <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

The motion, if passed, could precipitate a three-year delay.

Thank you very much

Date: 09May2021

Name: Andrew Hope

Phone Number:

Address: [REDACTED]

Email: [REDACTED]

Name of Business, Organization:

EMCON Road Services

From: **Bartosz Barczak** <[REDACTED]>  
Date: Sun, May 9, 2021 at 9:25 PM  
Subject: support for Affordable Housing on Mayne Island Inbox  
To: <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

The motion, if passed, could precipitate a three-year delay.

Thank you very much

May 09, 2021  
Bartosz Barczak

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

--  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

From: **Brian Crumblehulme** <[REDACTED]>

Date: Sun, May 9, 2021 at 8:13 AM

Subject: 375 Village Bay Roa

To: MIHS <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

To whom it may concern.

Please consider this letter a full support for the proposed housing development at 375 Village Bay Road.

Affordable rental housing is in a crisis on Mayne Island and given the recent increase in housing sales and prices, this can only get worse.

It is vital that this application is approved quickly and the Society allowed to proceed and complete the project.

Respectfully,  
Brian Crumblehulme

From: **Brenda Osgood** <[REDACTED]>

Date: Sun, May 9, 2021 at 5:53 PM

Subject: Fwd: Mayne Housing

To: <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

The motion, if passed, could precipitate a three-year delay.

Thank you very much

Date: 09May2021

Name: Brenda Osgood

Phone Number:

Address: [REDACTED]

Email: [REDACTED]

From: Cheryl Anderson <[REDACTED]>  
Date: Sun, May 9, 2021 at 11:28 PM  
Subject: Affordable Housing on Mayne  
To: <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

The motion, if passed, could precipitate a three-year delay.

Thank you.

Date: May 9, 2021

Name: Cheryl Anderson

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

You can 1) copy and paste into an email and send to both addresses or 2) print it out and mail it to us **ASAP** Thanks!

Date

To Whom It May Concern

We (I) are writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

We understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

- To be in the best position to receive funding,
- To complete predevelopment activities,
- To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much

Date: May 9, 2021

Name: Dwain Ruckle

Phone Number: [REDACTED]

Address: [REDACTED] (rental property owner on Mayne Island since 1978)

Email: [REDACTED]

Name of Business, Organization:

Please send to  
[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com) [mayneislandlocaltrustcommittee@islandstrust.bc.ca](mailto:mayneislandlocaltrustcommittee@islandstrust.bc.ca)

May 8, 2021

To Whom It May Concern

We are writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

We understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding.

We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

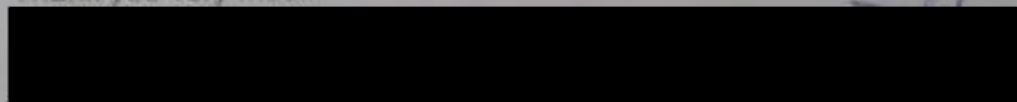
- To be in the best position to receive funding.
- To complete predevelopment activities.
- To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much



Fred and Lesley Mussett





From: **Ginette Nielsen** <[REDACTED]>

Date: Sun, May 9, 2021 at 5:34 PM

Subject:

To: MIHS <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

The motion, if passed, could precipitate a three-year delay.

Thank you very much

Date: May 9,2021

Name: Ginette Nielsen

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Name of Business, Organization:

From: Jenifer Iredale <[REDACTED]>  
Date: Sun, May 9, 2021 at 10:08 PM  
Subject: Affordable rental housing on Mayne  
To: [mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com) <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

The motion, if passed, could precipitate a three-year delay.

Thank you very much

Date: May 9,2021

Name: Jennifer Iredale

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Jennifer Iredale  
[REDACTED]

Sent from Coast Salish Territory of the Lekwungen and WSANEC  
First Nations

Sent from my iPhone

Date *May 9, 2021*

To Whom It May Concern

We (I) are writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

We understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay therezoning and subdivision of the property until MIHS can provide aguarantee of capital funding.

We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons:

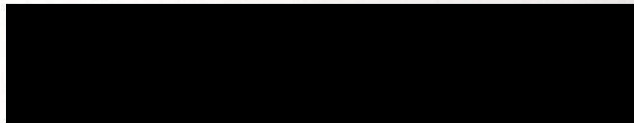
- To be in the best position to receive funding,
- To completepredevelopment activities,
- To be in the best position possible, to be shovel ready, when the project receives capital funding.

The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that.

The rezoning and subdivision approvals must not be subject to a guarantee of funding.

**Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.**

Thank you very much



Date: *May 9, 2021*

Name:

Joyce Kaltwelt  
**MEADOWMIST FARM**

Phone Number:

380 Merryman Drive  
Mayne Island, B.C.

Address:

VON 2J2  
Tel: (250) 539-3316 Cell:

Email:



Name of Business, Organization: *Meadowmist Farms*

Please send to

[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com) [mayneislandlocaltrustcommittee@islandstrust.bc.ca](mailto:mayneislandlocaltrustcommittee@islandstrust.bc.ca)  
or 518 Dalton Drive, Mayne Island, BC V0N 2J2

From: **Kate Anderson** <[REDACTED]>

Date: Sun, May 9, 2021 at 3:24 PM

Subject: Reject the Motion!

To: <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

To Whom It May Concern

We are Mayne Island property owners fully in support of increasing affordable rental housing on the island as soon as possible.

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

The motion, if passed, could precipitate a three-year delay.

Thank you very much

Date: May 9, 2021

Name: Kate Anderson

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Sent from my iPhone



May 9, 2021

Attention: important need for affordable housing on Mayne Island.

I am a long term cottage owner and recently have been more than a part-time resident on this beautiful island. I have seen changes in the cottage turnover and more of the development of tearing down the old and building brand new cottages. There are young families and older people who cannot afford to buy and must make do with homes that are rented from the meager options available. We cannot afford to welcome tourists to the island if the people that form the infrastructure of workers on the island cannot afford to live on the island.

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island. I am told that the Mayne Island Local Trustees are considering passing a motion on May 10<sup>th</sup> to delay the rezoning and subdivision of the property until Mayne Island Housing can guarantee capital funding.

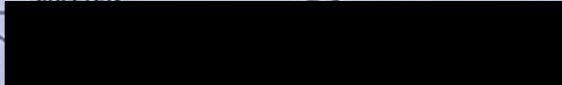
The Housing Society requires clear title for the property in order to:

1. Be in the best possible position to receive funding
2. Complete predevelopment activities
3. To be ready to proceed once Capital Funding is received

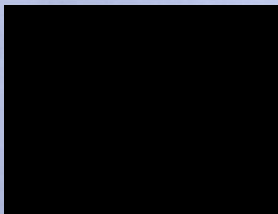
The motion, if passed, could precipitate a 3 year delay (the next funding opportunity is in two years and decisions could take a year after that). The Rezoning and Subdivision approvals may also take time and Must Not be subject to a guarantee of funding.

I request that the Mayne Island Local Trustees REJECT THE MOTION to make a guarantee of funding required for approval of the project. Having worked most of my life with the underserved in both mental health and refugee programs, I know that many people fear changes to their property values and/or an influx of poor people. I worked for a number of years, advocating for city rental housing for the mentally ill in Vancouver. Change is good and housing does help the community. I hope the trustees can see their way clear to allow this initiative to progress.

Sincerely

  
Katherine Baranyi MD

May 9th 2021



From: **Millie Schulz** <[REDACTED]>  
Date: Sun, May 9, 2021 at 2:22 PM  
Subject: in support of affordable housing on Mayne  
To: Mayne Island Housing Sociey <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

To Whom It May Concern,

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

The motion, if passed, could precipitate a three-year delay.

Thank you very much,

Date: 09-MAY-2021

Name: Millie Schulz

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

From: **River Judd** <[REDACTED]>

Date: Sun, May 9, 2021 at 10:04 PM

Subject: MIHS letter - copy and paste

To: <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

This project requires final rezoning and subdivision to be able to secure ownership of land without which funding will not be available. This will jeopardize the affordable housing project which dearly needed on Mayne Island.

The motion, if passed, could precipitate a three-year delay.

Thank you very much

Date: 2021 May 09

Name: River Judd

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Name of Business, Organization: Good Connections Electric

**From:** Sharlene Lazin [mailto: ]  
**Sent:** Sunday, May 9, 2021 6:17 PM  
**To:** Jeanine Dodds  
**Subject:** Re MIHS proposal

Please consider this my expression of nonsupport of the Mayne Island Housing project until such time as there is opportunity to fully evaluate the costs and fiscal implications. Thank you.

Sharlene Lazin  
[REDACTED]



**Deborah Goldman**

**Sharlene Lazin** the information is in the BCH RFP. It is a mixed rental model 20% shelter rates 50% Rent Geared to Income (30% of household income in rent) and 30% low market. All units receive BC Housing Grants. This is the affordable housing model offered by BC Housing who is the lead funder of affordable housing projects in BC. The BC Housing Representative was at the Community Information Meeting on April 26 and this was also provided by MIHS in our presentation at that meeting. There will be another opportunity for public input and questions through the rezoning process. If you would like more information please review the reports on the MI Islands Trust webpages, or contact us at our email address: [mihousingsociety.com](mailto:mihousingsociety.com).

Like · Reply · Share · 5h · Edited



**Sharlene Lazin**

**Deborah Goldman** Thank you. So a maximum of 7 of the 10 units, then. I have just read all the reports I can find on the MI Trust webpages, and I must be stupid, because I can't find a financial report/plan. Could you send me a link to that? Many thanks.

Like · Reply · Share · 5h · Edited



**Deborah Goldman**

The financial details of Project proposals for RFPs are confidential, Sharlene. This is the last comment I am going to answer on Facebook. Thank you for your interest.

Like · Reply · Share · 2h



**Pam Miskey**

**Deborah Goldman** I'm interested and following this issue.  
I'm curious as to why you don't want to comment here on fb?  
Don't mean to offend.

Like · Reply · Share · 1h





Deborah Goldman

**Pam Miskey** I have provided more than sufficient information to describe the process. People are welcome to attend the public LTC meetings and the last community information meeting two weeks ago if there is interest. More debate on Facebook is not useful. Our email address is available and our website is accessible. Reports are available in our website and at the Islands Trust website. Thank you for your interest. Happy to receive a letter of support from anyone who is really interested in having affordable housing on Mayne Island. Thanks!

Like · Reply · Share · 1h · Edited



Pam Miskey

**Deborah Goldman** thank you. I understand. Good luck.

Like · Reply · Share · 48m

---



Sharlene Lazin

It's OK, **Deborah Goldman**, you don't need to respond. I have many projects on the go, and wasn't really paying attention to the MIHS stuff until the post (on Facebook, as it happens) soliciting letters of support. And a bunch of questions, mostly fiscal, kept gnawing at me. (And I know there are many people with a large number of environmental concerns.) Now, I am highly supportive of affordable housing. I am deliberately doing one small thing -- not putting my house on the market right now -- so as not to contribute to the upward trend. I would probably donate if I felt comfortable with the financial soundness of the project. But I have looked at the MIHS and the Trust websites, and the info is woefully vague, or non-existent, regarding: anticipated building costs and contingencies for major increases; anticipated operating costs and succession plans; what other construction models were considered prior to the current one, and why, specifically, was this one chosen. I want it explained to me as to a kindergartener what is the anticipated cost per unit, broken down for all 10, and for the 7 which are supposed to be "affordable". Also why does affordability actually seem to \*not\* be significantly enhanced when the proposed rents are compared with the Housing Society survey. There are so many questions inadequately addressed here for a large project that I would have had to cost out in triplicate just to get a mortgage on ONE of the houses I've built. And ... Facebook is, especially in COVID-burrowing times, a useful place to discuss things of import, and to read things, if you're a nightowl like me. It is disingenuous to imply that people asking questions are not in support of affordable housing. In fact, it is BECAUSE we see the need that we want to make sure all the bases are covered. And here's my ultimate thought: if this project is a boondoggle (and we don't know if it is, because we don't have the information), we won't get a second chance. We're too small for the provincial government or any major private funding source to support a second time. We have to get it right the first time.

Like · Reply · Share · 53m

From: **Terry Stenson** <[REDACTED]>  
Date: Sun, May 9, 2021 at 6:33 AM  
Subject: REJECT THE MOTION  
To: [mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com) <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

The motion, if passed, could precipitate a three-year delay.

Thank you very much

Date: 09/05/2021  
Name: Terry Stenson  
Phone Number: [REDACTED]  
Address: Homeless on Mayne  
Email: [REDACTED]  
Name of Business, Organization: Homeless on Mayne

From: **Caralyn Campbell** <[REDACTED]>

Date: Mon, May 10, 2021 at 10:39 AM

Subject: Affordable Housing

To: <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

The motion, if passed, could precipitate a three-year delay.

Thank you very much

Date: May 10, 2021

Name: Caralyn Campbell

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Name of Business, Organization:

From: Tim Hurley <[REDACTED]>  
Date: Mon, May 10, 2021 at 10:25 AM  
Subject: Re: Head's Up -- May 10 1 pm Islands Trust meeting  
To: Mayne Island Housing Society <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

Message Body are writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island. We understand that the Mayne Island Local Trustees are considering passing a motion on May 10 to delay the rezoning and subdivision of the property until MIHS can provide a guarantee of capital funding. We also understand that it is important for the Mayne Island Housing Society to have clear title for the following reasons: To be in the best position to receive funding, To complete predevelopment activities, To be in the best position possible, to be shovel ready, when the project receive s c apital funding . The motion, if passed, could precipitate a three-year delay, given that the next funding opportunity is in two years, and that decisions regarding applications and financial awards could be a year after that. The rezoning and subdivision approvals must not be subject to a guarantee of funding. Therefore, we request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road. Thank you very much Date: Name: Tim hurley P Number: [REDACTED]  
Address: [REDACTED]

[REDACTED]. [Email: \[REDACTED\]](mailto:mihousingsociety@gmail.com) Name of Business, Organization: Please send to [mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com) , Link, [mayneislandlocaltrustcommittee@islandstrust.bc.ca](mailto:mayneislandlocaltrustcommittee@islandstrust.bc.ca), Link, or 518 Dalton Drive, Mayne Island, BC V0N 2J2

Sent from my iPad copied to clipboard

To who it may concern,  
I had problems with error messages on my email and I have attached the text with my address and phone number and information to establish support for the rental housing project  
My name is Tim Hurley,  
[REDACTED]  
[REDACTED]

From: **Rob Percival** <[REDACTED]>  
Date: Tue, May 11, 2021 at 9:02 AM  
Subject: Mayne island affordable housing  
To: <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>

To Whom It May Concern

I am writing this letter to support the efforts of the Mayne Island Housing Society to build affordable rental housing at 375 Village Bay Road for residents of Mayne Island.

Therefore, I request that Mayne Island Local Trustees REJECT THE MOTION at the upcoming May 10 meeting that would require the MI Housing Society to guarantee funding in order to achieve final rezoning and subdivision of the property at 375 Village Bay Road.

The motion, if passed, could precipitate a three-year delay.

Thank you very much

Date: may 9th, 2021

Name: Rob Percival

Phone Number: [REDACTED]

Address: [REDACTED]

Email: [REDACTED]

Thank you

Rob Percival

**From:** Rebecca Ewing  
**Sent:** Thursday, May 27, 2021 8:58 AM  
**To:** Mayne Island Local Trust Committee  
**Subject:** 2 letters regarding MIHS housing proposal

Dear Mayne Island Local Trust Committee,

Please find attached 2 new letters from Tim Maki and me.

You will see that the second one (letter 7) is also addressed to the Mayne Island Housing Society and we will be sending to them directly.

Thank you,

Rebecca Ewing

[REDACTED]  
[REDACTED]

May 27, 2021

Dear Mayne Island Local Trust Committee,

In this letter we review the rental structure proposed for the MIHS housing project, and whether the LTC should deem a project like this to be a community amenity. Many of us were surprised to learn that relatively wealthy (such as older people who own homes) or higher income earners (up to \$78k per year for rent geared to income units) would be eligible to apply to rent many of the proposed units.

This letter covers following points:

- 1) ***SGI renter income levels:*** Background from 2018 Southern Gulf Islands (SGI) housing needs study showing **73%** of renters have household income below \$40k, and **57%** have income below \$30k.
- 2) ***Rent affordability:*** A rent calculator based on 30% of income, compared with MIHS proposed rents, showing MIHS rents will mainly be affordable to renters with income just at or over \$40k.
- 3) ***Income eligibility thresholds:*** The income eligibility thresholds for the housing project could place lower income renters at a competitive disadvantage when applying for a unit in the MIHS project.
- 4) ***Project finance estimate:*** A back of the envelope project cost and revenue calculation shows that under reasonable assumptions, the project would have an annual operating loss, even at the relatively high rents specified, leaving little room to lower rents to accommodate those who need it most and necessitating an annual operating subsidy.
- 5) ***Alternative solutions to improving rental affordability:*** Other potential solutions to the rental affordability problem on Mayne would likely go further to finding sustainable solutions for low income renters than the MIHS project, and would be considerably less expensive.
- 6) ***The extent to which the MIHS project can be considered a community amenity:*** Because the MIHS project does not improve affordability for all but 2 units, it should not be considered an amenity.



## 1. Background on SGI Renter Income levels

The 2018 SGI Housing Needs Assessment concludes that *“All evidence clearly points to serious shortages in secure, appropriate and affordable housing for low to moderate [i.e., gross income of \$30,000 to \$39,999 and less] income earners. Renters are particularly impacted as their incomes are insufficient to enter the homeownership market, and the limited number of rental properties are increasingly vacant seasonally or placed in the vacation rental market. Community members strongly described the housing situation as bordering on crisis, and as having serious impacts on themselves and their families, community well-being and economic sustainability.”*

Other key facts from this report include:

- Household income is the best income indicator for evaluating housing affordability, because it relates to all persons residing in a single dwelling.
- The Southern Gulf Islands household income (2016 census) is lower than CRD and provincial averages in all categories of household composition (22% and 23% lower respectively).
- 40 rental households were identified on Mayne Island in the 2016 census.
- Table 18 in the SGI report (below) indicates that, 73% of SGI renters have a household income of \$40k or less, and 57% have income of \$30k or less.
- At income levels above \$30-40k, greater opportunities exist to leverage the private market to create rental and home ownership opportunities.

Table 18 – Household Income by Tenure (Resident survey 2017)

Survey Income	Owners		Renters		Total	
	Count	%	Count	%	Count	%
Under 10,000	13	2%	11	6%	24	3%
10,000 to 14,999	19	3%	25	13%	43	5%
15,000 to 19,999	18	3%	30	16%	53	6%
20,000 to 29,999	58	9%	42	22%	104	12%
30,000 to 39,999	77	12%	30	16%	104	12%
40,000 to 49,999	76	12%	15	8%	91	11%
50,000 to 59,999	59	9%	3	2%	62	7%
60,000 to 79,999	75	12%	7	4%	81	9%
80,000 and over	132	20%	10	5%	139	16%
No income provided	118	18%	17	9%	165	19%
<b>Total households</b>	<b>645</b>	<b>100%</b>	<b>190</b>	<b>100%</b>	<b>866</b>	<b>100%</b>
<b>Median income</b>	<b>\$59,800</b>		<b>\$31,600</b>		<b>\$52,300</b>	

**73%** of SGI renters have income below 40k. **57%** have income below 30k.

If we apply these percentages to the 40 Mayne Island renters identified in the census, it implies that about 30 of them have incomes below \$40k, and about 10 of them have incomes above \$40k where more diverse, private sector rental or ownership opportunities are feasible.

## 2. Rent Affordability calculator

The 2018 SGI study uses a rent affordability benchmark of 30% of income, which includes utilities.

Key conclusions from the study were that additional rental housing is needed as follows:

- with rents ranging from \$375 to \$560 to be affordable to households earning up to \$22,500 per year
- with rents ranging from \$750 to \$975 per month to be affordable to households earning \$30,000-\$40,000 per year.

The next table makes the calculation of 30% of gross income for various income levels and compares this to the rents proposed to be charged by the MIHS project. This table shows that of the MIHS rents proposed, only the 2 subsidized units would clearly be affordable to the 57% of renters who earn less than 30k. The next 5 units with rent fixed to income could be affordable using the 30% rule to renters with gross income between 30 and 40k. To afford the 3 market rental units, renters would require income of 60-78k.

The SGI study clearly identifies households with income levels in the 60-78k range as being able to compete well for the limited rental supply that is available, by virtue of being able to afford units that might be just out of range for many others, and at the higher end can afford virtually any rental units on the market, and as such are considered reasonably well served. While supply is limited, there is no affordability gap in the rental supply for this group.

<b>Rent calculator based on 30% of income</b>			
gross household income	30% rent based on income		MIHS proposed rents
12,000	300		2 1 br @ 320
15,000	375		
18,000	450		
21,000	525		
24,000	600		
27,000	675		
30,000	750		3 1 br @ 744
33,000	825		
36,000	900		
39,000	975		2 2br @ 980
42,000	1050		
45,000	1125		
48,000	1200		
51,000	1275		
54,000	1350		
57,000	1425		
60,000	1500		2 2br @1500
63,000	1575		
66,000	1650		
69,000	1725		
72,000	1800		
75,000	1875		
78,000	1950		1 3br @ 1900

In addition, the proposed rents for the MIHS project are generally higher than what Mayne Islanders are currently paying as reported in 2018 MIHS survey and reported below.

2018 Mayne Island Housing Society Survey Results					
Housing Type	Type of Rate	Cost Range	average	median	Number of Units
0 Bedroom	Market	550			1
1 Bedroom	Market	450-750	593	600	7
2 Bedroom	Market	400-1,600	923	825	13
3 Bedroom	Market	800-1,500	1,117	1,000	6
6 bedroom	Market	1,250			1
Total					28

Note: two additional 1 bedroom rentals did not have rent reported and are not included

**3. Income Eligibility Thresholds**

To be eligible to rent in the MIHS project, applicants must show their income is below a certain threshold. These income thresholds are specified by BC Housing, and for the Gulf Islands they are based on Victoria data. This leads to high income eligibility thresholds – Victoria is third highest in the province.

Using these thresholds, the maximum income an applicant can have to be eligible is \$44,500 for a one bedroom unit and \$78,500 for a 3 bedroom. As the Table above showed, 73% of SGI renters have income below \$40,000. These income eligibility thresholds are out of whack with the experience on Mayne Island. As the managers of the project choose between residents for these units, despite their best intentions, there is a risk that eligible clients with higher income are preferred so that there is enough rent to fund the ongoing viability of the project.

#### 4. Project Finance estimates

We have made a rough, back of the envelope estimation of the MIHS project financials. It shows that, even with conservative cost estimates, the project runs the risk of generating a loss each year. This means that any lowering of the MIHS proposed rents stated above to meet the needs of lower income renters without a concurrent lowering of costs would lead to further overruns. Thus the project will not be able to lower rents to more affordable levels unless another funding source is found or it can lower costs substantially.

<b>Summary MIHS project financials</b>		
Build costs		
Land prep/driveway/soft costs	1,133,280	
Buildings	2,067,000	BC Housing cost sheet
Total	3,200,280	
Grant	1,150,000	
Mortgage	2,050,280	
Monthly rental income	9,732	
Monthly costs	13,747	
Monthly gain/loss	4,015	
Annual gain/loss	48,185	
<b>Monthly cost estimates</b>		Estimation method
Mortgage	7,891	35 years @3%
Insurance	833	\$10k/year
Utilities	800	\$50/bedroom/month
Management	779	8% of rental income
Maintenance	3,445	2% of building value/year
Total	13,747	
assume property tax exempt		

## 5. Alternative solutions to improving affordable rental availability on Mayne

Below are some thoughts on alternative routes to improving housing affordability and rental availability on Mayne.

- Mayne needs a better needs assessment that can be used to inform decisions. SGI Housing Needs assessment provides general information but is insufficient to assess need on Mayne.
- Part of the solution for Mayne lies in the existing housing stock.
- Is there a need for a match-maker/rental manager service that better allows interested renters and property owners to find each other and work with each other?
- What incremental improvements to existing housing stock can be made to improve rental opportunities? (e.g. a loan/grant to owners to fix up a cabin in exchange for renting it out long term for some period of time).
- There are very wealthy people on Mayne - it's possible some of them would be willing to share a bit of their credit to create some sort of loan guarantee for people wanting to fix up or build rental housing, or for first time buyers.
- LTC's flexible housing project is a good move to improve affordable ownership opportunities.
- For people with houses who want to age in place, is there an opportunity to help them arrange rental accommodation within the house? Idea being low rent and another person around to check in on the elderly person on a regular basis.
- Homeownership options and potential for converting STVP into rentals grow incrementally as renter income grows. Moderate income earners and above should be target audiences for initiatives that target STVP conversion to year round rental, and for ownership options. What incentive/education/rent would owners of current STVP properties require to switch over to long term rental?
- The 2018 SGI study states that some renters in the 30-40k income range may qualify for rental assistance programs for lower income working families and seniors, which may incentivize owners of currently underutilized or seasonally vacant properties to rent them year-round.
- Brian Dearden's article in April's Mayneliner (attached below) suggests that some level of grandfathering/relaxation of current standards when renovating existing older structures could improve availability of cottages for rental.

**6. Is the MIHS proposal a community amenity?**

Based on the information above, this proposed housing project will provide the least service to those who need it most (Mayne renters that earn less than \$30,000 a year) and the most service to those that need it the least.

The proposed rezoning and subdivision is inconsistent with the spirit and intent driving the policies supporting affordable housing in the rural zone. A community amenity as defined in the OCP falls into what a reasonable person would consider to be a public good. There is no clear and compelling argument for why improving affordability for those with incomes of 40k or more (the client group for much of the MIHS project) should be considered a public good.

The community will, at some point in this process, begin to wonder why public investments and donations are not being used to help Mayne Island families that need it most. Perhaps at some point they will also wonder if their donations and public funding are undermining initiatives that are aimed at encouraging market-based approaches to address affordability and promote home ownership for those with moderate and above incomes.

Sincerely,

Rebecca Ewing and Tim Maki

████████████████████



## Mayne Island Building Centre

652 Fernhill Road  
Monday to Saturday 8 a.m. to 5 p.m.  
Sundays and holiday Mondays 10 a.m. - 3 p.m.  
Tel 250-539-2929 Fax - 250-539-2928



## Fernhill Freight & Storage

I just read a short story about an old cabin in the woods of the Eastern Townships of Quebec that was built about 1750 give or take a decade or two. It gave the first couple of generations of pioneers warmth, safety, laughter and a sense of purpose. Time goes on, the settlers move away to the larger centers. The cabin slowly starts to deteriorate as nature starts reclaiming it with the subtle forces of time. Over the years, the people come back, this time as more affluent vacationers and such. The cabin is discovered and declared a historical site, the old growth logs have withstood the test of time and the restoration begins, bringing it back to life and once again providing a viable structure that today is the town's museum, displaying the collections of lives past but still important.

This story is not unique to the Townships, our museum here stands as an example and the wonderful job that the Firemen's Association performed on the old school house is an excellent example of what can be done as a community to preserve these old gems. They stood the test of time and represent what can be done with structures that seemingly seem well beyond the chance of recovery. In the case of the old school house, I for one did not see the original vision but once the commitment of Ron, Bill and company became evident, we as a community were able to get behind it and look what they did!

Which brings me to the gist of this rant. Why can't we do the same with some of the old semi

abandoned houses and cottages here? We all know we have a shortage of affordable houses, this is not just our problem, every small community has the challenge. What we have in abundance though are old seasonal structures that are in need of repair, some more serious than others. Much like the cabin in the woods of Quebec, they hold the ghosts of the original occupants, special times were had in all of them that have now been forgotten but can we bring them back to their former function and glory?

The answer is yes we can, the challenges are today's regulations. These structures were built in much simpler times; building codes were basically the call of the individual builder and standards varied considerably. Having said that, the structures I am talking about are still standing and a lot of them are recoverable. Is it not possible for the powers at be to relax renovation standards for specific cases, namely existing houses and make the projects viable?

Having to bring these structures up to today's standards just doesn't work economically and affordable renovations get tossed aside or are done in hiding. These structures can be made livable with sweat equity and material that are far more affordable than tearing down and building new. If however, the building department insists on bringing them to today's standards, the project gets abandoned and affordable renovations are

dismissed. New construction costs are through the roof now because of design, engineering, geotechnical, building department, insulation, ventilation and seismic specs, homeowner protection requirements, and consumer expectations not to mention the cost of new and exotic products. These costs, which are substantial, were non-existent for the old structures. Why not make them livable available again, as long as the renovation is an improvement both in safety and health (which by the way was the original intent of the building permit, insulation concerns came about when we decided that we had an energy crisis but that is the topic of another article).

Perhaps a requirement, because government love requirements, could be a statement and disclaimer on title that there has been work done that doesn't meet the new construction requirements, sort of a grandfathering clause. Cut the people some slack; work with the community instead of being in the way.

I see this as a viable component of the affordable housing issue that is attainable and an option to new housing developments. Tax incentives, relaxed building requirements, and sweat equity go a lot further than studies, handouts and utopian dreams. Just this humble man's opinion.

See you at the store.

BD

May 27, 2021

**To: Mayne Island Housing Society  
Mayne Island Local Trust Committee**

**Regarding: Site design for proposed Housing development on Village Bay Road**

As you know, for several reasons we think the location and project design proposed for a housing development at 375 Village Bay Road is not in the best interests for Mayne Island and would impact us as the immediate neighbours on the West side of the property. We have outlined concerns in our letters to the Mayne Island Local Trust Committee, which the MIHS also has received.

To summarize our previous letters, our strongest concerns relate to:

- Siting the development in a rare Coastal Douglas-fir ecosystem which is part of a key aquifer recharge zone and a highly valued forested corridor and all the impacts that go along with that.
- Lack of buffer between the proposed development and our property which will adversely impact our restoration agriculture efforts and our ability to enjoy and use the property.
- Concerns that the mixed rent model proposed overly dilutes the focus on low income households where it is needed the most.
- Concerns that the mixed rent model is too focused on serving households with moderate and above incomes where affordable homeownership and private sector rental opportunities are viable and where action to address affordability can be speedier.
- Concern that a new purpose-built project like the proposal is not cost efficient and not in keeping with Mayne Island's rural character.
- We encourage actions to improve affordability that best leverage the private and public sector to cost effectively tackle the problem and to do it in a way that does not conflict with the environmental, water, and forest objectives of the "preserve and protect" mandate.

In our May 5, 2021 letter we described how development impact zones can be used to get to a good design by asking developers to own the impact zone and ensure that it does not extend into neighbouring properties. When the impact zone extends into neighbouring properties, the developer is essentially asking others to own the impact. To avoid costly examinations and potential disputes over the likelihood and severity of impact, it is better for all parties if developers take a precautionary approach and ensure the development's footprint (which includes the zone of impact around the footprint) is owned wholly by the developer.

The idea of mapping a development zone of impact is a good way of focusing actions to ensure conformance with the Amenity Zoning Guidelines which state that developments should:

- i) be sited away from sensitive ecosystems,
- ii) minimize visual impacts,
- iii) mitigate potential natural hazards,
- iv) implement sustainable development practices; and
- v) not adversely impact adjacent properties.



In this letter we put aside our larger concerns and focus on ways to improve performance in relation to ecosystem and environmental values, surface water management and adverse impacts to neighbours, should the project go forward. These perspectives should also inform the development of the protective covenants.

### **Current Site Plan**

Map 1 shows the proposed site plan developed by MIHS. This site plan is mostly located on the drier Coastal Douglas Fir ecozone on the western side which hosts veteran firs and has a healthy understory. This forest area extends into the property next to it on the western side which hosts old growth Douglas firs and a regenerating area where Douglas-fir is dominant. Although it is characterized as dry, there is a culvert under Village Bay Road just to the west of the property line that brings substantial winter surface water down through this area along the property line.

The driveway and some buildings are located 8 metres or less from the western property line so clearing will remove much of the regenerating forest along the property line. A firesmart 10 metre buffer cannot be created for one of the houses without clearing 2 metres of the neighbour's property.

### **Mitigation Strategies**

Mitigation strategies should be developed in collaboration with neighbours and experts. Neighbours will have insight into the role that the property has played in the area and what is important and how natural hazards like stormwater run-off is creating problems. Experts will have insight into the likely impacts of any particular site design. For illustrative purposes, below is one potential approach to mitigation. The approach aims to clearly identify the key impacts/risks within the development's zone of impact, mitigation objectives, and strategies to achieve the objectives.

### **Identified Risks of Current Site Plan**

- Clearing and hardscaping to build roads and houses will increase level of stormwater run-off.
- Current site plan encroaches on virtually all tree root zones of trees identified for protection.
- Current site plan fragments forest on the west side of the property which currently is a contiguous patch of forest that transitions from dry forest to wetter forest types.
- Current site plan will open up a large open forest edge that will compromise protection and restoration objectives identified and to be advanced through S 219 covenant.
- Wetland restoration and stormwater management through pond construction, decompaction and reforestation on lot 2 and lot 3 needs to be adjusted to account for recent plan to improve road on lot 2 and development of house site on lot 2.
- Existing road network and proximity of houses to property to the west will lead to encroachment and loss of privacy, ability to use the property and enjoy it.
- Neighbours do not feel that their concerns and needs have been heard or taken seriously.
- Current site plan would mean that houses have a high visibility from Village Bay Rd and the western property line.

### **Mitigation Objectives**

1. Improve the environmental performance of the development by shrinking its footprint. Develop a smaller, more compact driveway and development plan, reduce edge effects and environmental impacts.
2. A smaller footprint should also lower building costs, which would improve affordability.
3. Site buildings as much as possible in the most disturbed areas.
4. Leverage efforts neighbours are making to restore forest ecosystems on the property to the west and incorporate buffers in the site plan to help mitigate noise and encroachment impacts and improve visual quality for both neighbours and the development.

### **Example Mitigation Strategy**

- Maintain the regenerating forest that extends from Village Bay Road down the west side of the property line to the northern property line, safeguarding the veteran tree root zones and the role that these trees have in promoting forest health and regeneration.
- Change the road configuration to reduce the amount of clearing required and to use the natural forest on the western side to better manage winter water flows down the property line.
- Reduce the number of structures to further limit the amount of hardscaping and clearing.
- Implement wetland restoration, rain catchment and bioswales to manage surface water flow resulting from the development and from past compaction, road building and ditching.
- Move structures further away from Village Bay Road to reduce visual quality impacts and further protect the stand of trees along the Village Bay Road side.

Map 2 provides an example of how this mitigation strategy could be implemented. Once a new site plan and strategies for mitigating impacts are developed, the extent to which they improve performance in relation to the requirements stated in the Amenity Zoning Guidelines should be assessed, plans revised as needed and a final determination of whether the property is suitable for the intended use.

The proposed development is being advanced as a community asset that improves both affordability and environmental performance. In running through this exercise, it is our opinion that much more can be done to improve performance in relation to the requirements of the Amenity Zoning Guidelines and that improvements in performance will also reduce project costs which may in turn enhance affordability.

Sincerely,

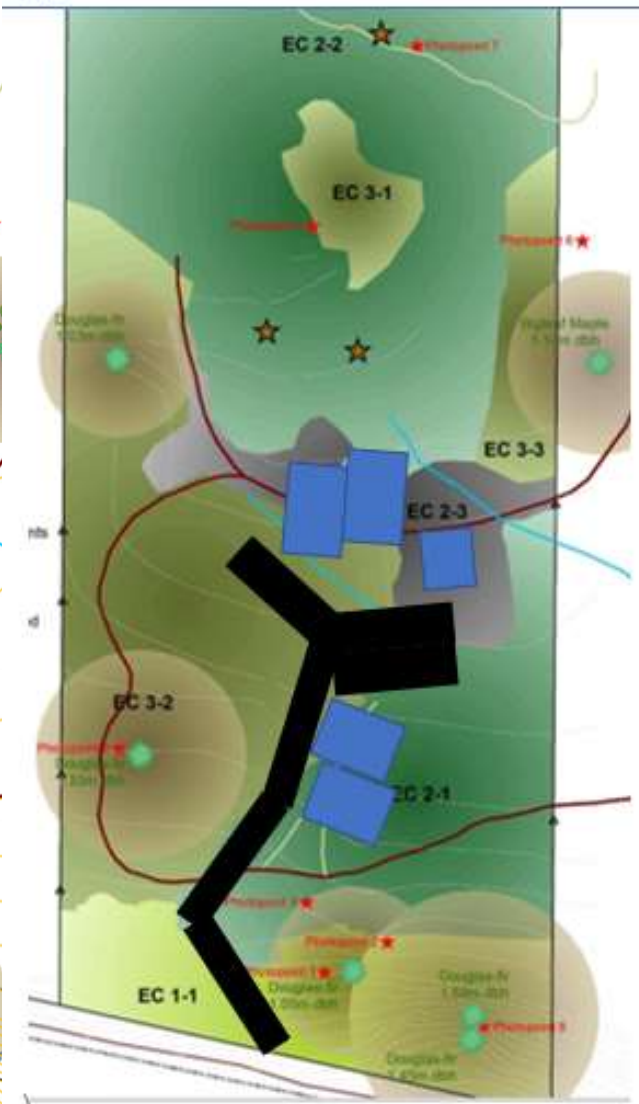
Tim Maki and Rebecca Ewing



Map 1: MIHS proposed site plan



Map 2: An alternative site plan footprint





Mayne Island Housing Society  
518 Dalton Drive  
Mayne Island, BC  
V0N 2J2

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Rebecca Ewing  
[REDACTED]

June 16, 2022

Dear Rebecca,

RE: Your Letter. Mitigation

We understand your desire to have the housing buildings further away from the shared property line, for all the reasons presented in your letter.

We have considered site designs similar to the one that you've proposed. However, we have been guided by the ecological report and further instructed by the local trust committee to implement the 12 recommendations from the ecologist's assessment. High among those was to avoid building in and disturbing the sensitive wetland area to the north and east. It should be noted that the Douglas fir forest is far from virgin forest; it has been extensively logged over the last 100 years, and re-growth has been hampered by the highly compacted logging roads and sorting areas. We have marked the five veteran Douglas firs and several wildlife trees identified by the ecologist. They were the subject of further investigation for tree health and safety by a registered consulting arborist, and will be protected. We are confident that the development can be built on the relatively high ground on the western side of the property, and that this is the best location for the development. The cluster of smaller buildings, half of which are two-story, was a carefully considered decision based on community values, and described in some detail in our submissions to the local trust committee.

We have spent considerable time and money engaging with experts to develop a site design which respects the needs of the land while providing for an appealing residential community for the Mayne Island residents who will be living there. The site planning has been informed by recommendations and consultations with experts in biology, ecology, wetland restoration, engineering and architecture. These have been well explained and represented in presentations to the Local Trust Committee and at the three community meetings held since September.

The site planning has also been informed by the requirements of BC Housing, which is the main funder of affordable housing developments in British Columbia, as well as by experts in the field of non-profit housing development. Additionally, as we have stated previously, the site planning has been informed by the Mayne Island Official Community Plan, as well as by the Islands Trust philosophy and recommendations.

With respect to your concerns regarding the rental housing model, there is no question that this is affordable housing. Seven of the ten units will be subsidized and the majority will rent for 30% of

household gross income. That is specifically what is defined as affordable housing. The balance of the units, only three, will be available at low-end-of-market rates. Those rates are suitable for renters of moderate income who need secure, dedicated rental housing that will be available for decades.

A purpose built mixed rental development of this type is the best proven and most secure model. Attempts have been made over the past years to encourage private rental, with little or no success to date. It is wishful thinking to think that somehow this situation is going to change in this time of higher and higher land prices and building costs. We are very much in favour of all efforts to encourage private rental development. The need is great, and multiple solutions can work together.

Affordable rent in this era needs subsidy. Capital grants will offset construction costs; the other portion of the subsidy is provided by the low interest rates available for these types of affordable housing developments and affordable market rental units. This is the smallest scale that is anticipated in BC Housing's model as well as the largest scale anticipated under the official community plan. A 10 unit development is the ideal size for Mayne Island. The design of the site has been elucidated in numerous meetings and discussions. It is specifically intended to be in keeping with Mayne Island's rural character. A larger structure would not be.

We have heard the concerns you have expressed, as well as those of other neighbours. We have addressed those concerns in our site assessments, well testing, and site planning.

We have also heard the urgent need expressed by the community for purpose-built, secure rental housing. Our friends and neighbours desperately need housing, as do the businesses who rely on a stable and predictable workforce, and all island residents who need services and tradespeople.

I note that MIHS's plans for this site are being recognized nationally for the scope of the project, and we are being recognized for the work that we have put into the development of affordable housing on Mayne Island, and in the Gulf Islands, as well.

We thank you for your continued interest.

Sincerely

Deborah

Deborah Goldman  
President, Mayne Island Housing Society

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**From:** Rebecca Ewing  
**Sent:** Wednesday, July 21, 2021 8:04 AM  
**To:** Narissa Chadwick ; Mayne Island Local Trust Committee  
**Subject:** Ewing Maki Letters re MIHS proposal

Hi Narissa and Local Trust Committee,

Please find attached copies of our letters to the Mayne Island Local Trust Committee regarding the MIHS housing project proposal.

- The first one from July 23, 2020 outlines our concerns in several areas.
- The second raises questions about affordability and amenity zoning, provides more details on impacts to the ecosystem and us, and discusses alternative approaches to improve affordability.
- The third talks about managing interfaces between agriculture and non-agricultural uses and provides references to other islands' approaches.
- The fourth talks more about what we are doing on our property, including working with the Mayne Island Conservancy, and the values of keeping the Village Bay Road corridor under its current zoning.
- The fifth talks more about development planning, the effects of opening up forest edges and the role that buffers play and how the developer should 'own' its own impact and not expect neighbours to provide buffers.
- The sixth goes into more detail on the question of whether this proposal improves affordability, and alternative solutions.
- The seventh we also sent directly to MIHS. It follows up on letter number 5, proposes an alternative approach to site planning and shows how a different site plan could better support environmental objectives along the western property line and provide a better buffer. I also attach the response to this letter from MIHS where there is absolutely no effort to address our concerns. We know MIHS had seen our previous letters to the Islands Trust and had hoped that they were considering what they could do to address our concerns. Their response shows nothing of the sort had been happening.
- Finally, we are working on a new letter pointing out that although MIHS has commissioned expert reports from the biologist, arborist and wetland restoration expert, we have not yet had a critical assessment of whether MIHS has accurately portrayed the reports' findings. One example is MIHS's insistence that the wetlands trump all other ecosystem values resulting in the site plan they are proposing. Another is the wetland restoration report does not fully address the increased runoff from the proposed development. We expect that letter to be ready in the next couple of weeks.

Please let us know if you need anything more, and we encourage you to include us as part of the walkaround with the Advisory group in August.

Thanks,

Rebecca Ewing

From: Tim Maki and Rebecca Ewing

July 23, 2020



Dear Mayne Island Local Trust Committee,

In late June we became aware of a development proposal for our neighbour's 10 acre property on Village Bay Road. We have also read the preliminary staff report prepared for the July 27 meeting of the Mayne Island Local Trust Committee. We support initiatives to improve housing availability for Mayne Island residents, including rental and ownership opportunities. However, we strongly oppose this proposal as we have laid out below. We encourage you to not accept the application, saving the Housing Society the expense of preparing additional materials for this proposal and allowing them to focus on a more appropriate solution.

1) Risk to Rural Zoning

The Village Bay Road corridor and the rural zoning given to it creates a buffer between the higher density village and the rest of the community. It is valued green infrastructure. Rezoning would fragment this corridor and reduce the ability for the Island to channel development into the mixed-use walkable centres currently on the island. Housing developments promoting affordable homes and rental units could be used to add value to existing centres by growing into vacant/underutilized lots where environmental values are lower.

2) Risk to our Farm Business

We have been building a farm here for the last 7 years. The most productive piece is next to the proposed housing development. We are worried that the increased density and proximity of the development to our farm operations will harm our business. The Islands Trust should protect existing farm businesses by maintaining the rural zoning. We picked this area because it was rural zoned and have made substantial investments of time to build a business that fully employs two people now. We want to stay on this island and continue to develop the farm.

3) Risk to Ecosystem Protection

Part of the vision of our farm business is to work within the ecosystem and provide a bridge to restoration of the property to provide ecosystem values typical of the Coastal Douglas-fir Biogeoclimatic Zone. Our approach is to use the productive forest edge to grow marketable crops, while allowing and encouraging the natural forest canopy to grow back. We aim to create a profitable business model that also creates valued ecosystem values. There is far more tree coverage and native understory plants now than when we started, and we have a viable business. We are proud of that.

The parcel proposed for development is identified in the Official Community Plan (OCP) Schedule F as supporting coastal Douglas fir ecosystem values - one of the most endangered

and least protected zones in the province because most of it is in private ownership and at risk of development. We note that the Islands Trust Nature Conservancy also identifies the property as containing important ecosystem value. Governments at all levels have identified the importance of retaining and building back endangered Coastal Douglas fir ecosystem values and working with landowners to do so. The current OCP underscores the importance of these values and identifies significant ecosystem values in the property proposed for development, and in surrounding properties. The proposed housing development, rezoning and subdividing would impair the ecosystem values on this property, ours and neighbouring parcels by further fragmenting and degrading the forest.

The Islands Trust Act defines the object of the Trust as “to preserve and protect the trust area and its unique amenities and environment for the benefit of residents of the trust area and British Columbia generally”. The ecosystems and naturalness of this island matters. The rural zoning and the 10 acre parcels along Village Bay Road have had significant benefits to the island. Village Bay Road is for the most part a wonderful treed route that welcomes residents and visitors. Affordable housing as an “amenity value” should not be used to trade away endangered ecosystems and this special forest corridor. That is in direct conflict with legal object of the trust and in conflict with protecting key ecosystem values identified in the OCP.

#### 4) Risk to Water Quality and Availability

We have signed on to our neighbours’ letter regarding concerns about water.

Any consideration of water availability needs to look at all approved zoning potential for water use, whether or not constructed yet. For example, on our property, we plan to build a second home on the eastern part of the property, likely tapping into the same aquifer as the proposed development. Other neighbours may also have pre-existing zoning potential to add a cottage that would rely on the same aquifer.

Our property and Maple Drive neighbours already deal with water runoff problems. The effects on water runoff of the 2010 logging of our property at 351 Village Bay Road is a prime example of what can go wrong. The logging led to reduced ability of the land to store water leading to high levels of run-off into downslope neighbors’ yards. Even with a ‘light touch’, the new project will undoubtedly involve significant forest clearing and the same sorts of risks, worsening the run-off problem.

The current rural zone along Village Bay Road helps protect critical water resources and manage water flows in the wet season. The development poses unreasonable risks to groundwater sustainability for the neighbours and will further reduce the ability of the uplands to hold water.

#### 5) Density of the Proposal is not Suitable for Mayne Island

The cluster housing proposal would create a higher density development in an area of Mayne that has been designated rural. The housing development is atypical for smaller gulf islands.



Most others are on bigger parcels and situated with much bigger buffers and a strong focus on affordable home ownership. Some examples from an initial review are below.

- Rainbow Ridge - 20 units - 51 acre parcel purchased by Cortes island seniors society
- Denman Green - 20 acres
- Galiano green - 20 homes - ten acres aiming for affordable home ownership - 15 owner built - 5 long term rental 15 metre tree retention zone and additional 15 metre buffer to minimize conflict with neighbouring agricultural activities , 30 metre setbacks to protect riparian areas
- Hornby Beulah creek - 20 units, 18.5 acres

#### 6) The Project Relies on our Property to Provide a Buffer Zone

The project proposal tells the public and planners that there is a substantial forest buffer. Part of that buffer is our forest land. The proposed development site is highly visible from our property line on the east side. We are concerned that it will erode our much-valued privacy and make it more difficult for us to continue to pursue our objectives for ecosystem restoration and farm profitability. We should not be expected to provide a forest buffer for this development

There are a large number of wildlife trees in the buffer (on our side and the neighbour's side) which are very likely to be deemed 'hazard' trees from an insurance perspective. They will likely be required to be removed as the neighbour's housing development is built and in the post development period. For us, there is a high likelihood that we will incur increased legal liability as our existing and growing forest is viewed as a risk to the proposed structures.

If the proposal were to go ahead, the community should expect the developer to provide assurances that they can, on their land, provide a buffer to protect the viewscape and limit the risk of us having to log on our side to remove wildlife trees that are considered a hazard liability to the new development, but that are essential for our ecosystem restoration objectives.

#### 7) Other Concerns with the specifics of the proposal

We have not been involved in the Housing Society work that led to this proposed solution, but we have some technical questions/concerns with what we have seen. Below some thoughts.

##### a. The Proposed Development does not meet the Amenity Zoning Requirements

Guidelines for amenity zoning identify affordable housing as an "amenity". Yet, this proposed housing development is being promoted as a mixed development including rental units priced according to the market and some units being identified as affordable. We have not seen a clear description of the financial details for the proposal, or which segment of the island population in need that this development is targeting. But, we do not understand how market based pricing for rental units can meet the test of affordability as intended under the OCP's amenity zoning guidelines.

b. The Project is in Conflict with Other Affordable Housing Initiatives on Mayne

This cluster housing proposal does not consider the potential for more dispersed, private sector provision of rental housing, nor ownership options. It competes with the private sector – the construction of 10 rental units (20 bedrooms as we understand) unfairly competes with current private sector initiatives and policy instruments that are intended to make the creation of rental stock attractive to private land owners.

Previous reports by the Islands Trust since 2011 have laid out many alternative incentives and approaches to increasing housing availability, some of which have been implemented. These proposals were developed with care and attention to Mayne Island’s rural character and provide options for regulatory and/or policy changes that could help to increase housing supply without embarking on a high density housing complex in a rural designated zone.

An assessment of how well the previous changes to address the situation are meeting needs of Mayne Island renters should be conducted.

As far as we’ve seen, the development proposal does not address or improve affordable home ownership to the island which is what most other gulf islands are aiming for.

c. The Proposal does not clearly show how Management by the Society in Perpetuity would work

We have not seen the analysis of the Society’s business model or the specific model of the proposed housing development to have a clear sense of whether all the risks have been sufficiently accounted for to deem the proposal to be sustainable in the long term. We do feel that such a review is critical before the residents on the island commit to implementing any housing developments or this sort. It is the community that will be asked to bear the burden in the long term - who bears the risk if finances don’t pan out?

In closing, we hope you take these concerns to heart and do not accept this application. And we hope the society can work to either find a non-rural location for the housing complex proposal – or better in our opinion, work with government funding programs and existing landowners to provide a more dispersed solution to increasing long term rentals and affordable ownership options on the Island.

Sincerely,

Tim Maki and Rebecca Ewing

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