

From: Joey Hartman <[REDACTED]>  
Sent: Sunday, September 4, 2022 11:37 AM  
To: Mayne Island Local Trust Committee <[MayneIslandLocalTrustCommittee@islandstrust.bc.ca](mailto:MayneIslandLocalTrustCommittee@islandstrust.bc.ca)>  
Cc: Mayne Island Housing Society <[mihousingsociety@gmail.com](mailto:mihousingsociety@gmail.com)>  
Subject: Land donation as a public amenity - Salish Grove

Dear Local Trust Committee,

Please find attached a letter in support of declaring the land donation a public amenity in advancement of the Salish Grove Housing project.

Sincerely,  
Joey Hartman and Jim Gorman  
[REDACTED]

September 2, 2022

Attn: Mayne Island Local Trust Committee, Islands Trust  
By Email: [mayneislandlocaltrustcommittee@islandstrust.bc.ca](mailto:mayneislandlocaltrustcommittee@islandstrust.bc.ca)

Dear Committee Members:

***Re: Support for Salish Grove Housing Project as a Community Amenity***

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Since purchasing our home on Mayne Island in 2014 and becoming permanent residents in 2020, we have been aware of the critical lack of affordable housing on this island. We were delighted to learn of the Mayne Island Housing Society and the generous land donation of Dr. McHugh with the intention of addressing this significant need.

We have followed with interest as the MIHS has met and overcome multiple hurdles, and been impressed with the degree to which they have brought in the necessary expertise and knowledge to provide solutions and alleviate concerns.

Their conduct throughout has been transparent, consultative and thoughtful to the community - both direct neighbours and those of us living elsewhere on Mayne Island.

As the project approval works through the various processes, the question before you now is whether to designate the land donation itself a "community amenity." We encourage you to find that it is.

Mayne prides itself on its strong sense of community. This is rooted in the belief that we care for each other, come together to address shared and individual needs, and have a collective sense of responsibility.

In our view, the concept that “we all do better when we all do better” extends to the shared benefit of helping to ensure that all residents here have secure and affordable housing. Its existence would be an amenity; a desirable feature of the community.

The political will necessary to bring this important project to fruition includes your designation of the land donation for Salish Grove as a community amenity.

According to the on-line legal resource “**Law Insider**” community amenity means:

“any public benefit, improvement or contribution that can enhance the quality of life for a community and **includes, but is not limited to**, public spaces, **land or an interest in land, affordable and/or special needs housing**, and facilities, which meet a range of social, environmental, cultural, recreational and infrastructure needs of the community.”  
(*Emphasis added*)

For British Columbian applications, the following excerpts from the provincial Ministry of Community, Sport and Cultural Development (March 2014) booklet “**Community Amenity Contributions: Balancing Community Planning, Public Benefits and Housing Affordability**” provide additional guidance:

**“Community Amenities” contribute to the attractiveness of a project or a neighbourhood**, and typically include aesthetic features, public spaces, and facilities to meet a **range of social, cultural, recreational, and infrastructure needs of the community**.

**“Community Amenity Contributions (CACs)”** are amenity contributions agreed to by the applicant/developer and local government as part of a rezoning process initiated by the applicant/developer. CACs **can take several forms including community amenities, affordable housing and financial contributions towards infrastructure** that cannot be obtained through DCCs, such as recreation facilities or a fire hall. The agreed-to contribution would be obtained by the local government if, and when, the local government decides to **adopt the rezoning bylaw**.  
(*Emphasis added*)

The land donation for the Salish Grove Housing Project certainly meets the definitions of a public amenity in and of itself. The provision of land for affordable housing alone warrants the designation. This is amplified by the broader benefits to the full community: housing for workers and their families, the opportunity to broaden demographic diversity, intergenerational synergies and a healthy social infrastructure. All of these contribute to the societal health, economy and vibrancy of Mayne Island.

We fully support this project, admire the detailed and thoughtful community-minded approach of the MIHS, and encourage you to make a declaration that this land donation is in fact a community amenity ready to move forward to the next stage of the development process.

Yours truly,

Joey Hartman & Jim Gorman



Cc: mihousingsociety@gmail.com