

Salish Grove Affordable Housing

COMMUNITY INFORMATION MEETING

OCTOBER 24, 2022

MAYNE ISLAND HOUSING SOCIETY

Acknowledgement

Here on Mayne Island, we acknowledge the deep privilege of living upon the unceded and asserted lands of the W̱SÁNEĆ peoples, the Tsartlip First Nation, and the SENĆOŦEN speaking peoples who have called this island home from time immemorial.



Agenda

- Team Introduction
- Community Need
- Project overview
- Affordability
- Policy
- Groundwater
- Water Management
- Ecological Considerations
- Wetland Report
- Beyond Rezoning

Team Introductions

Mayne Island
Housing
Society (MIHS)

Wiser Projects:
Development
Consultant

Al Kohut:
Hydrogeologist

Keith Erickson,
RP Bio.

MSR Solutions:
Karl Willaume



Community Need

Data from 2016 CRD SGI Housing Needs Assessment and from MIHS Housing Survey indicates urgent need for secured, affordable rental housing

MIHS grew from community initiative

- Mayne Island Housing Forum – community members meeting to discuss housing needs and solutions
- In 2018, incorporated into Mayne Island Housing Society

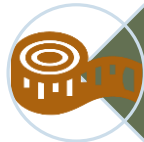
Project Overview



Location: 375 Village Bay Road



Donation from private citizen; creation of 2 new lots



Size: 3 acres



Rezone from Rural to Comprehensive Development Three Zone (CD3) for multi-family



Draft Bylaw No. 181 – OCP Amendment and Draft Bylaw No. 183 – LUB Amendment

Project Overview



10 units of affordable rental housing



Mix of 1-, 2-, and 3-bedroom units



Housing Agreement securing affordability (and preventing any other type of development)



Section 219 Covenant to further restrict development (groundwater, ecological protection, etc.)

Affordability of Project

Rents

- Rents will, on average, be set at or below 30% of the before-tax income of median-income earners in the SGI Electoral Area, as reported by Statistics Canada for representative household types

Eligibility for units

- Mayne Island residents, Indigenous, and First Nations with claims to Mayne prioritized
- Low- and Moderate-income limits set by BC Housing
- If funded through BC Housing, must be registered on BC Housing waitlist

Other considerations

- Final project funder (such as BC Housing or CMHC) will require additional layers of affordability

Policy Alignment



Density allowable in
OCP for affordable
housing



Donation of land for
community use (such as
affordable housing)
considered an amenity



Proposed Bylaws align
with the Islands Trust
Policy Statement Directive
policies (ITPS) checklist

Groundwater: Al Kohut

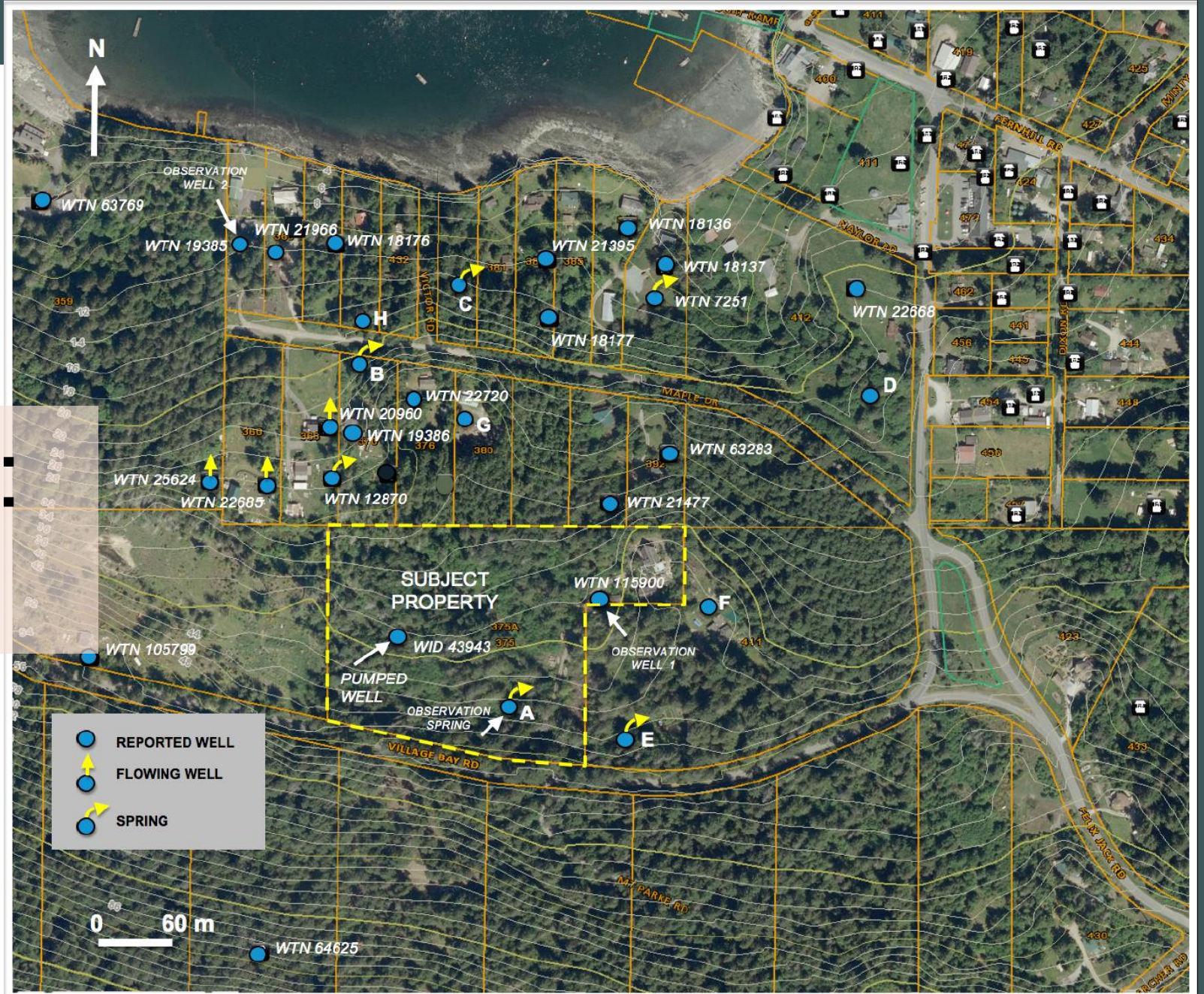


Figure 1. Location of reported wells and springs in and within the vicinity of the subject property. Basemap from CRD (2020).

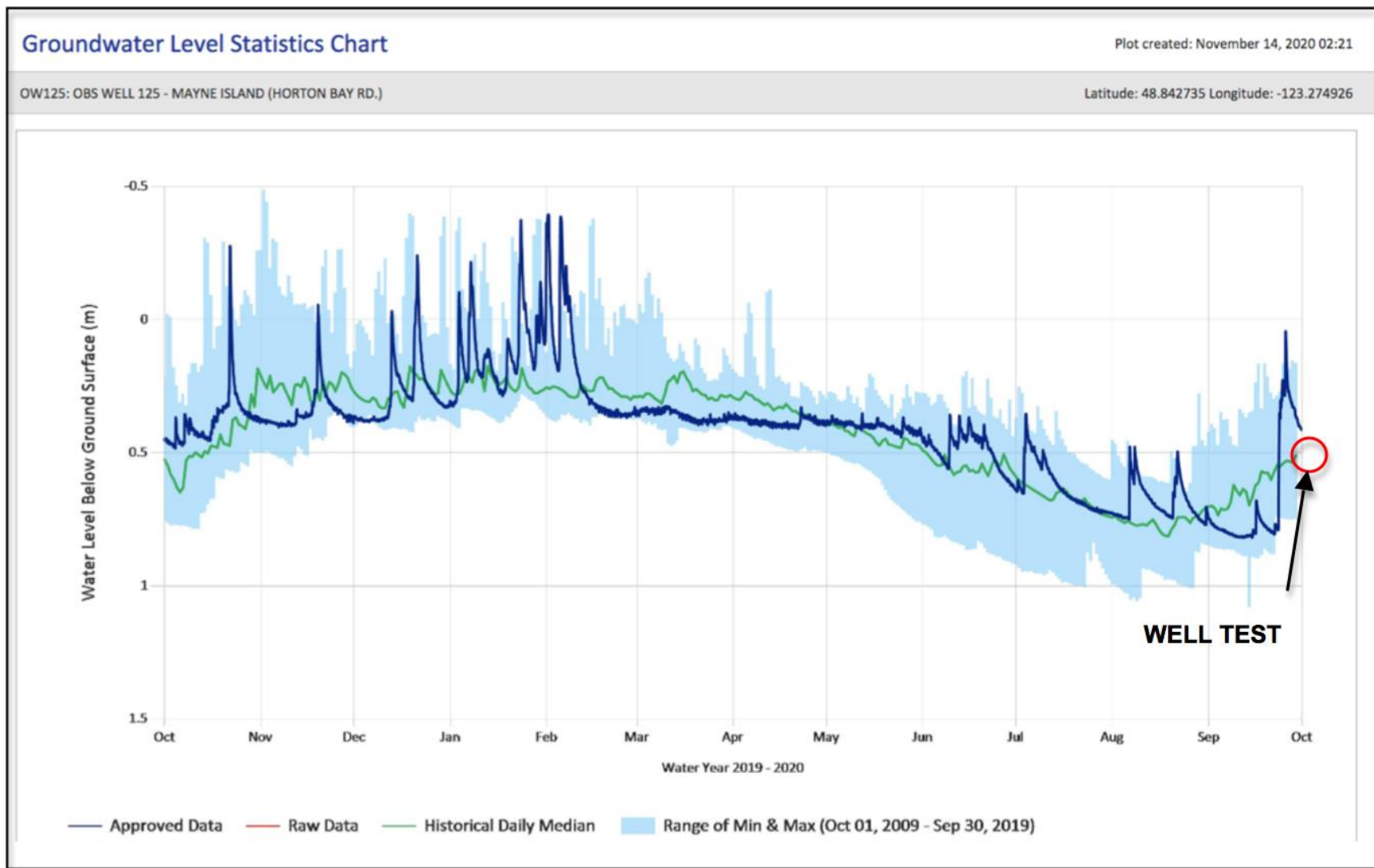


Figure 2. Groundwater level trend in 2019 - 2020 compared to historic maximum, minimum and median data for Observation Well 125, Mayne Island. Adapted from Province of British Columbia (2020c).

Summary Information on Project Well

WID 43943, WTN 122538

Well Depth: 140 feet (42.67m)

Initial Water level when constructed: 25 feet (7.6m)
below ground

Drilling encountered major water-bearing fracture zone at a depth of 106 to 111 feet (32.31 to 33.83m) that produced 20 Usgpm (75.7 L/min) on preliminary testing

Sedimentary Bedrock Aquifer 619: Geoffrey
Formation, sandstone





Pump Testing: October 3 to 6, 2020

Duration and Rate: 72 hours

- 3.13 Usgpm (11.84 L/m)

Drawdown at end of test: 3.78 feet (1.152m) utilizing 4.2% of the available drawdown in the well

After 100 days pumping only 8.4% of the available drawdown would be utilized

Estimated Long Term Yield: 3.13 Usgpm (11.84 L/m)

Housing Project Estimated Demand: 1.35 Usgpm (5.11 L/m)

Based on 230 L/capita/day (32 persons) or 50.6 lgals/capita/day

At the demand rate of 1.35 Usgpm only 3.6% of the available drawdown in the well would be utilized after 100 days of pumping, providing a 96.4% safety factor

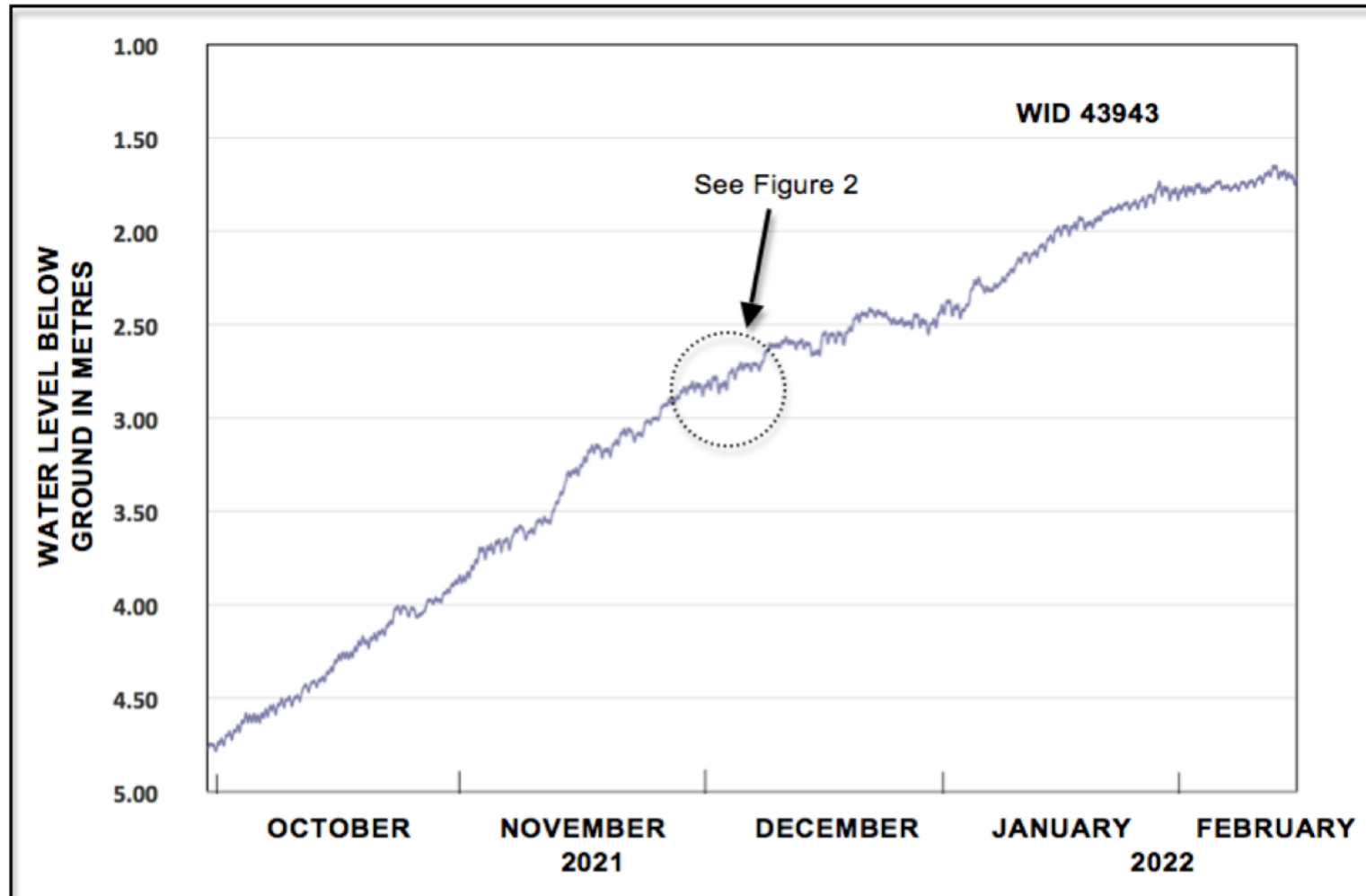


Figure 3. Water level below ground in Well WID 43943 from September 30, 2021 to February 17, 2022.

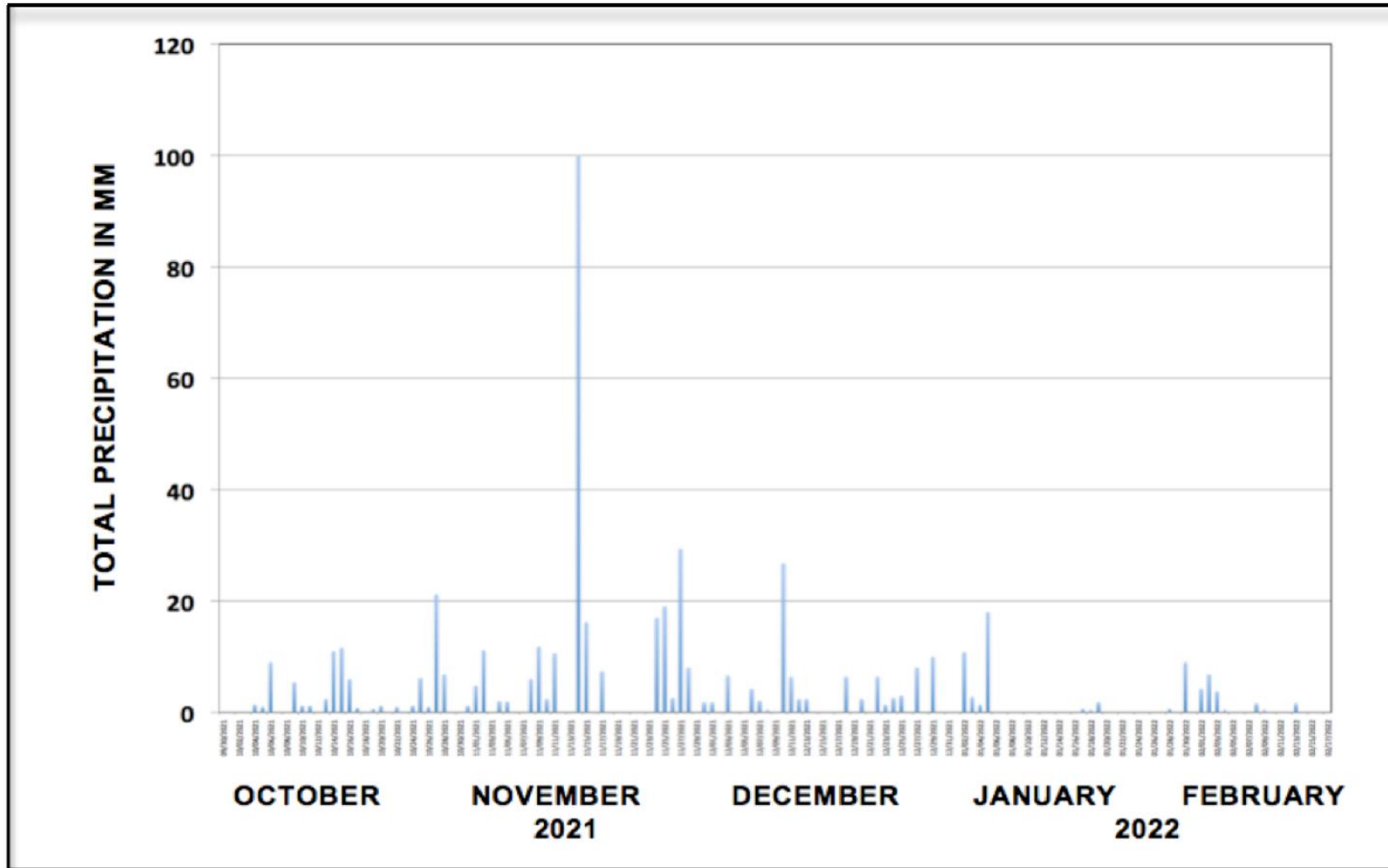


Figure 4. Precipitation data North Pender Island Climate Station from September 30, 2021 to February 17, 2022.



MSR Solutions

- Prepared conceptual driveway plan
- Prepared **Water Management Plan**
 - Potable demand and recommended treatment
 - Storage requirements
 - Conceptual Stormwater Management Plan

Stormwater Management

Existing issues

- Flows from upslope catchment area transition through 375 Village Bay Road
- Soils are observed to be compacted and prone to saturation

Requirements for all developments

- Stormwater management plan, with infrastructure designed to ensure post development peak flows match pre-development conditions

Considerations of MIHS that go beyond the minimum requirements

- Controlled conveyance of rainwater and slowing down of peak runoff
- Water Management Plan done pre-emptively by request of MIHS



Ecological Assessment: Keith Erickson

Document ecological communities and assess the ecological values present on the proposed property

Summarize ecological context and significance

Provide recommendations for minimizing impacts of development on ecological values



LOT 1 of:
Proposed Subdivision of
Lot B, Section 7, Mayne Island
PID 002-552-256

Scale 1 : 4700

Map Date: September 17, 2020
UTM Zone 10 NAD83
Keith Erickson (R.P. Bio.)

0 5 10 20 30 40
Meters

Legend

Ecological Communities

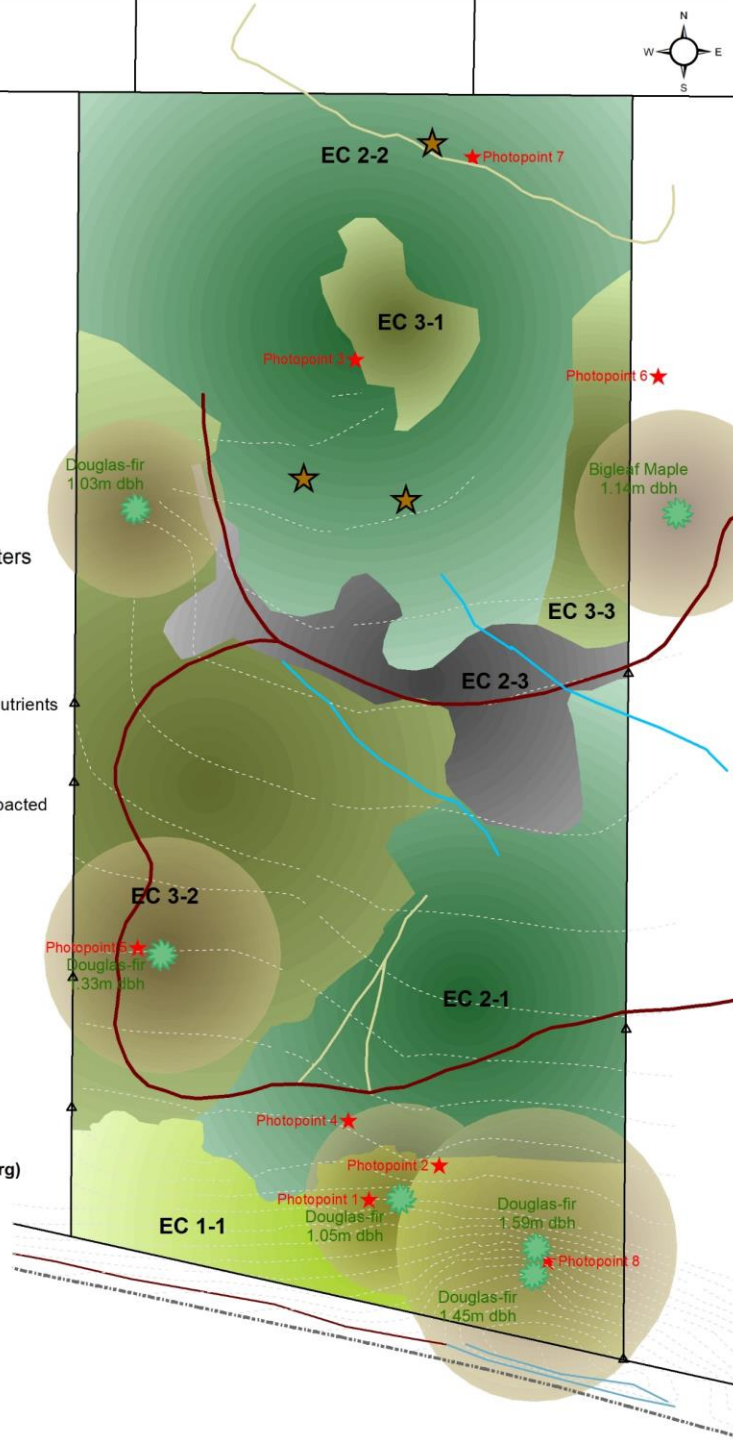
- Soils well drained, poor to medium nutrients
- Soils well drained, rich nutrients
- Soils moist to wet, rich nutrients
- Soils moist, very disturbed and compacted
- Tree Protection Zone

Features From GPS Survey

- Old Veteran Tree
- Large Wildlife Tree
- Photopoint
- Ditch
- Driveway
- Old Road
- Skid

From Surveyed Site Plan (Wey Meyenburg)

- Edge of Road Bank
- Contours (1m)
- Roadside Ditch
- Edge of Pavement
- Legal; PL
- culvert
- rockoutcrop



Ecological Description

Logged in 2004, Logged in late 1800's

Extensive impact to hydrology - roads, compacted landings, deforestation

3 primary ecological communities

1. Maturing Douglas-fir forest that includes several remnant old-growth trees

2. Very moist to wet, regenerating red alder - salmonberry / sword fern forest and wetland patches

3. Drier regenerating redcedar, grand-fir, Douglas-fir forest

Guidelines and Recommendations

Minimize

Minimize forest fragmentation by keeping the development compact and centralized.

Protect

Protect remnant old forest structures such as the veteran Douglas-fir trees,

Retain

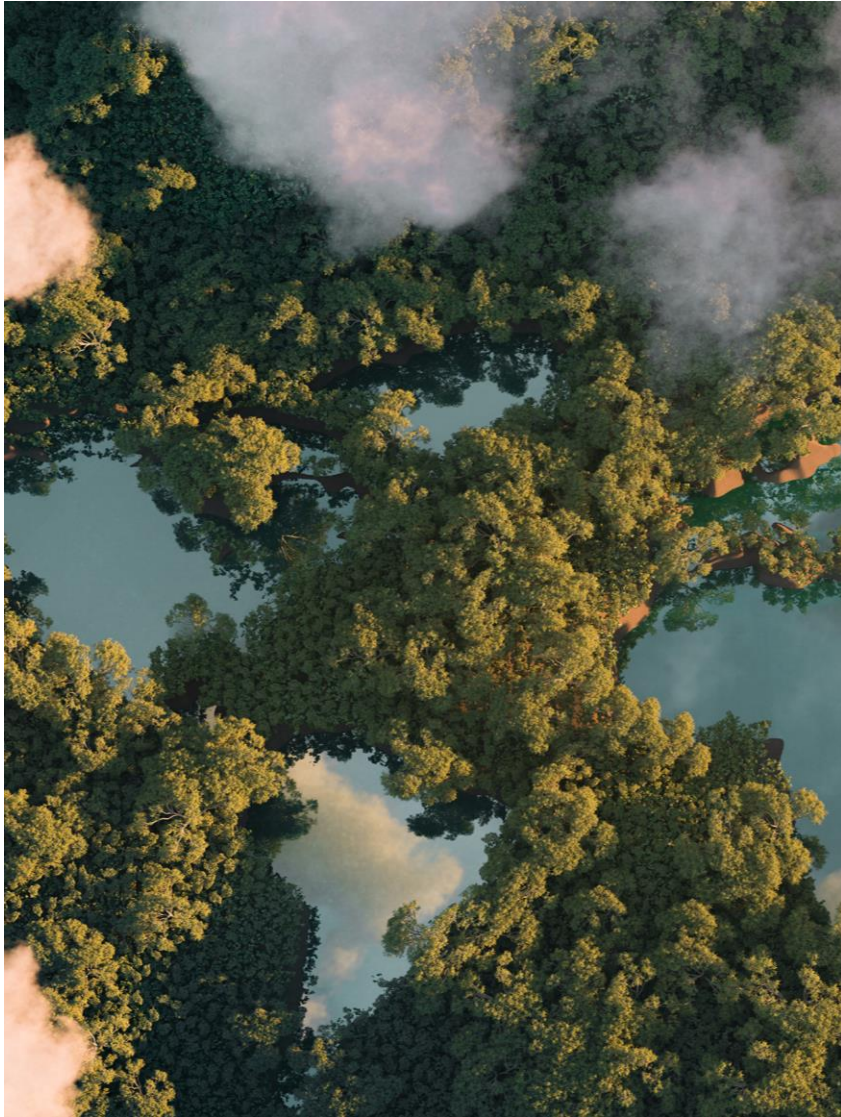
Retain as much natural forest structure on the site as possible.

Minimize

Minimize impacts to areas characterized by moist or wet soils by focusing development on drier sites.

Restore

Restore damaged soils and hydrology and enhance wildlife habitat in areas outside of the development footprint.



Wetland Restoration Report

Hydrology investigation was suggested in Ecological Report
Requested by LTC for Lot 3

Wetlands remediation specialist recommended by Keith
Erickson

MIHS volunteered to extend the remediation to include
portions of Lot 2

Recommendations are included in s219 Covenant

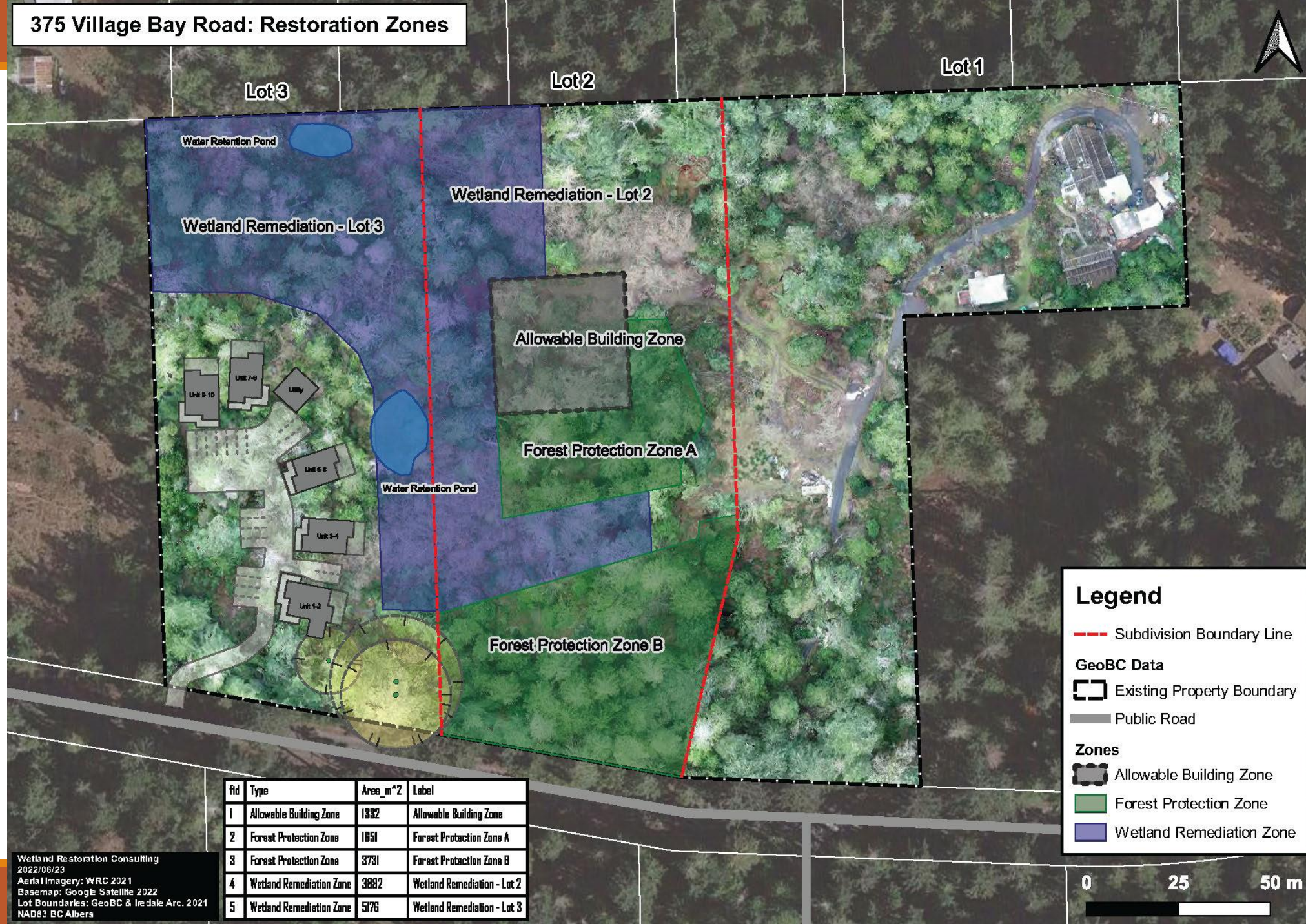
Protects sensitive wetland and encourages woodland
recovery

Recommendations in s219 Covenant

- a) Remove compaction and logging roads
- b) Restore micro-topography
- c) Remove ditches
- d) Build wetland ponds
 - i. Two open water ponds 23m x 16m (Pond #1) and 9m x 17m (Pond #2)
- e) Add coarse woody debris
- f) Prioritize forested wetland restoration
- g) The wetland restoration shall be supervised by a qualified professional



375 Village Bay Road: Restoration Zones



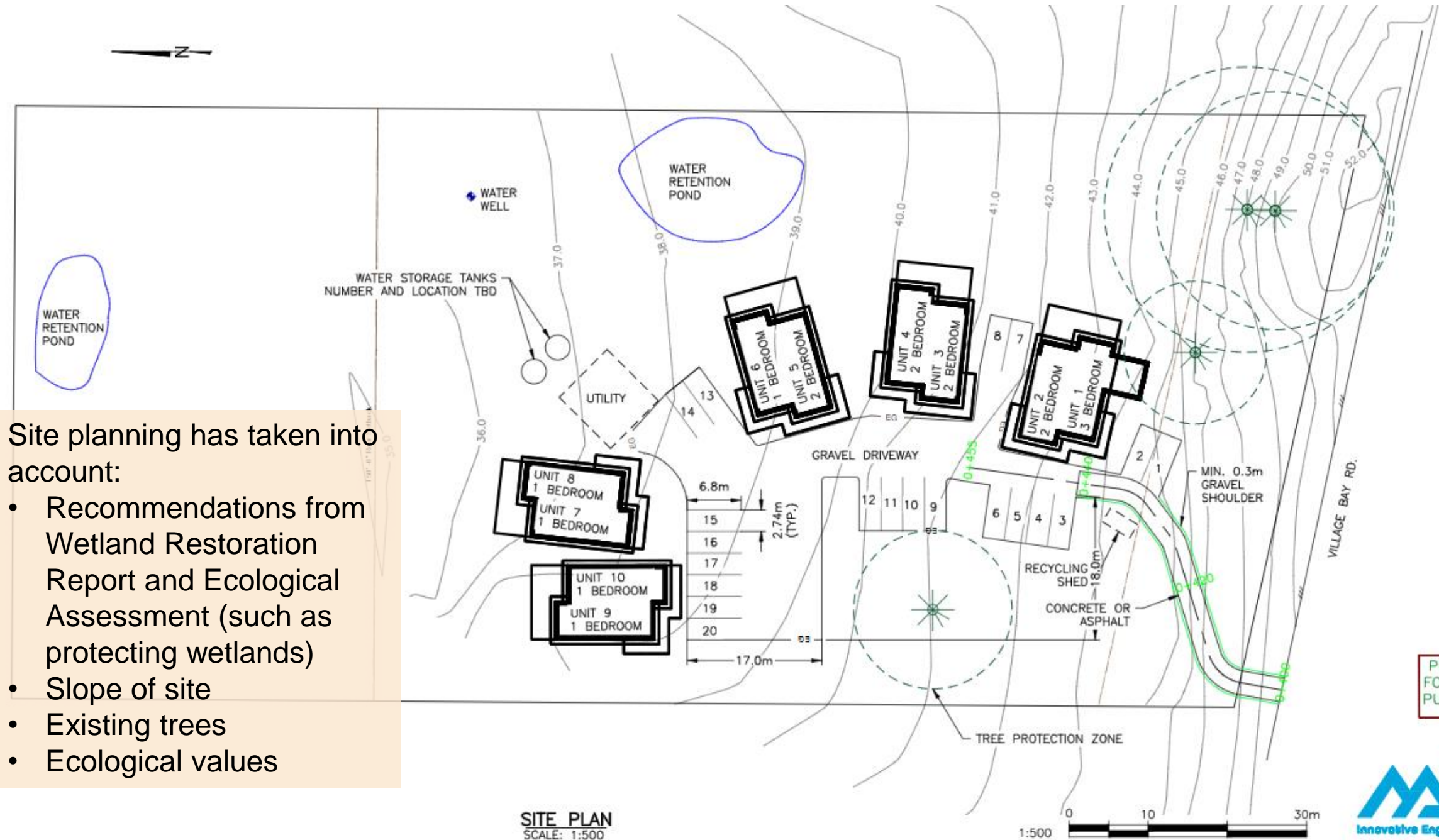
Id	Type	Area_m ²	Label
1	Allowable Building Zone	1332	Allowable Building Zone
2	Forest Protection Zone	1851	Forest Protection Zone A
3	Forest Protection Zone	3731	Forest Protection Zone B
4	Wetland Remediation Zone	3882	Wetland Remediation - Lot 2
5	Wetland Remediation Zone	5176	Wetland Remediation - Lot 3

Wetland Restoration Consulting
 2022/06/23
 Aerial Imagery: WRC 2021
 Basemap: Google Satellite 2022
 Lot Boundaries: GeoBC & Iredale Arc. 2021
 NAD83 BC Albers

Legend

- - - Subdivision Boundary Line
- GeoBC Data**
- Existing Property Boundary
- Public Road
- Zones**
- Allowable Building Zone
- Forest Protection Zone
- Wetland Remediation Zone



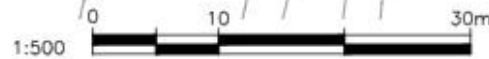


Site planning has taken into account:

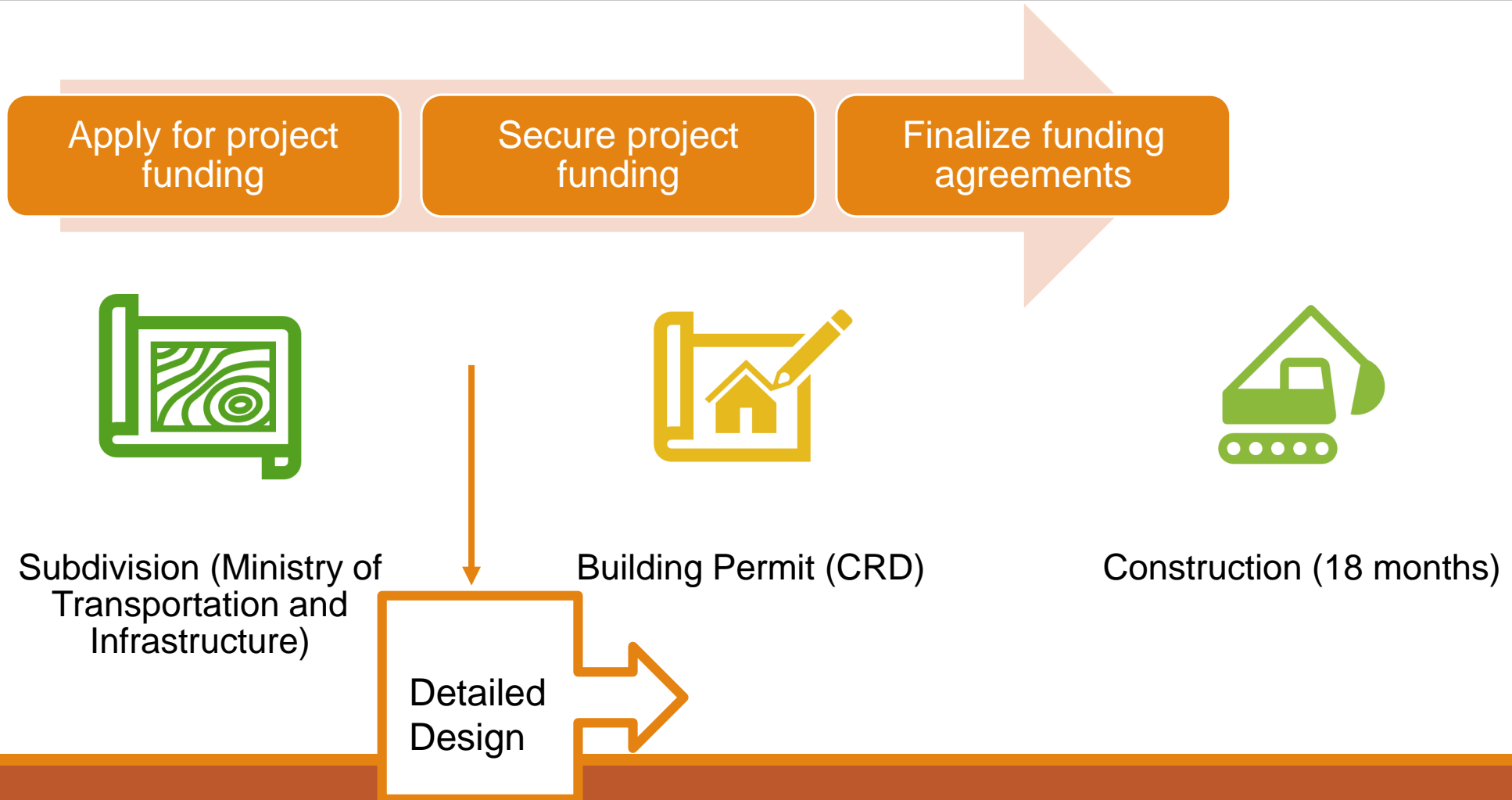
- Recommendations from Wetland Restoration Report and Ecological Assessment (such as protecting wetlands)
- Slope of site
- Existing trees
- Ecological values

PRELIMINARY – FOR DISCUSSION PURPOSES ONLY
APRIL 2022

SITE PLAN
SCALE: 1:500



Beyond Rezoning: Next Steps



Conclusion

This is a significant milestone

MIHS hears all concerns from community

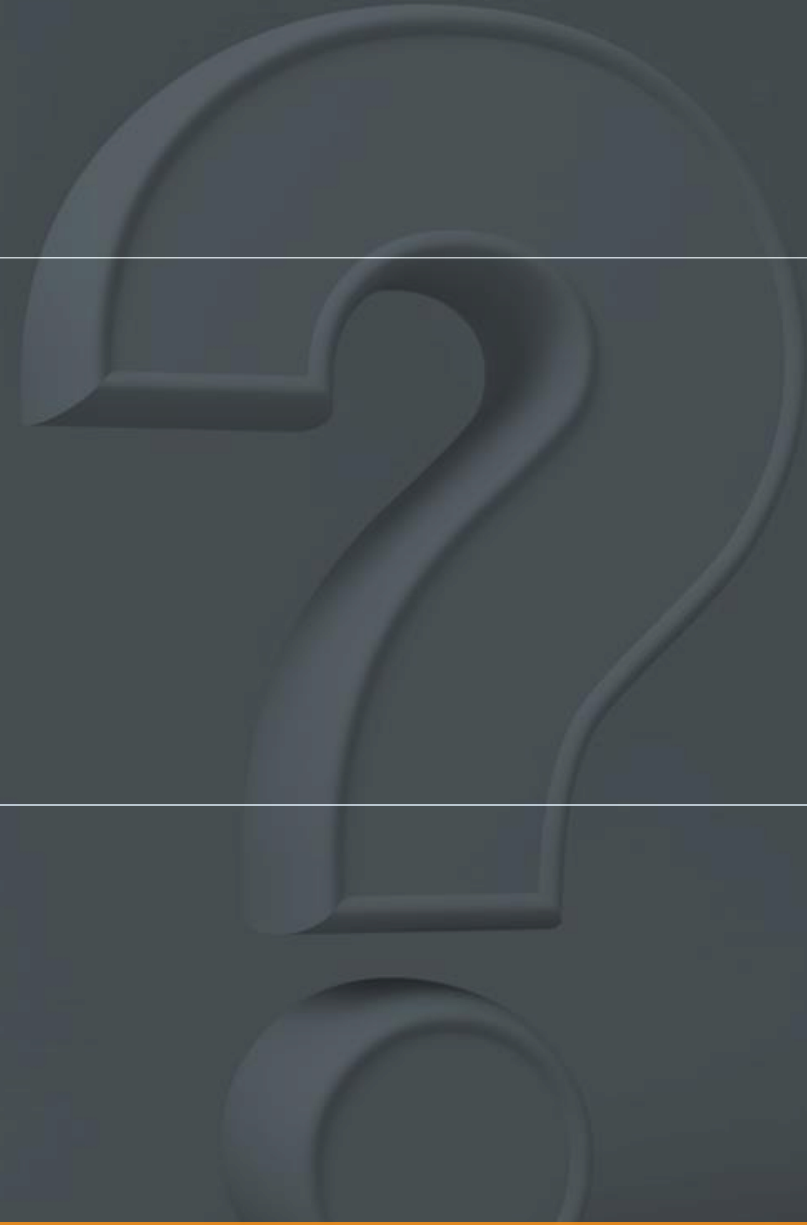
- Working towards addressing and mitigating
- Collaborative solutions
- Robust approvals process

Many layers of approvals; different jurisdictions

Ultimately: land zoned for affordable/community housing is an asset for the community

Thank you

QUESTIONS?



Wastewater Report

Site Assessment - Onsite Wastewater System - BWD Engineering Inc.

“It is the determination of this report that an on-site sewerage system suitable for the proposed development can be constructed to meet the current BC Provincial Sewerage System Regulation 326/2004.” “if the dispersal field is extended to the east beyond the proposed property line.”

Brent Davies P Eng

Arborist report - Jens Barsballe, RCA CMA, Beechwood Consultancy

Preliminary report Jan 12, 2021, Final report Jan 25, 2021,

Visited site and examined all trees mentioned in ecologist Keith Erikson's report and considered health, safety and retention requirements. Some of the conclusions:

- The proposed building siting should not affect those trees adversely.
- Consultation with Brent Dennis of BWD Engineering concluded that proposed septic dispersal field should be a net positive for tree retention.
- “The five large Douglas firs can be preserved provided that their root zones are protected during and after construction.”
- “Three of the four wildlife trees can be left as wildlife trees provided that the abatement recommendations are followed. The last one threatens neighbouring properties and should be removed.”