

**From:** David Maude  
**Sent:** Friday, November 19, 2021 12:00 PM  
**To:** Narissa Chadwick  
**Subject:** FW: Flexible Housing Pilot Site proposed on Wood Dale Drive, Mayne Island

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**From:** JULIE IRETON [REDACTED]  
**Sent:** Friday, November 19, 2021 1:10 AM  
**To:** [directorsqi@crd.bc.ca](mailto:directorsqi@crd.bc.ca)  
**Cc:** David Maude; Jeanine Dodds; Dan Rogers  
**Subject:** Flexible Housing Pilot Site proposed on Wood Dale Drive, Mayne Island

Dear Mr. Howe,

It has recently come to my attention that Wood Dale Drive is being considered as a "Pilot Site" for a "Flexible Housing" initiative intended to address the lack of affordable housing on our island. Having read the minutes from the LTC's last meeting, I understand that the "LTC reviewed a map identifying a pilot site for the Flexible Housing zoning." As a past Director on the Mayne Island Housing Society, I am only too aware of the dire need to find a solution to our housing problem; however, please accept this letter as my formal objection to the existing proposal. My reasons are outlined as follows:

1. Wood Dale already has an abundance of RVs, campers, and trailers on properties extending from one end to the other. Adding more RVs will only further exacerbate the demand being placed on our infrastructure and water supply for the district. My understanding is that we are currently at capacity due to the water alerts we see on a seasonal and regular basis. Correspondence attached to the agenda for the next LTC meeting stated that there is in fact capacity, "*Within the past few years Wooddale has been allowed, on certain properties, to turn into a disgraceful mess. Abandoned cars, both on and off the roadway, abandoned trailers, squatters, on it goes. **Now a pilot project because we have a sufficient water supply...***" The minutes also indicated that "*the Mayne Island Local Trust Committee request staff to ask the Capital Regional District (CRD) if they would be willing to have the Flexible Housing pilot project expanded into the area serviced by the CRD Surfside Park Estates Water System.*" I trust that information will be made available at the upcoming meeting and will address the water capacity, or lack thereof.
2. Several of the existing RVs and trailers are parked within the "Red Zone" which is not intended for inhabitants. There is no water supply for those individuals who are now residing within these RVs, nor is there any discernable septic system. Adding more of these units will be adding another layer of complexity to the existing problem which, in fact, has gone unmonitored.
3. RCMP are aware of one individual who has chosen to "squat" on a vacant property at the end of Wood Dale and Bowsprite. The correspondence previously mentioned also referred to this individual. I am in agreement with the sentiment of the writer in that the existing problems, which are numerous, should first be addressed before further introducing additional "Flexible Housing" on our street.
4. City planners are tasked with creating mixed-use environments in order to achieve livability, to maximize the diversity of users, and, ultimately, to create healthy, sustainable communities. Designating Wood Dale as the "Flexible Housing" site (aka RV park) is in contradiction of mixed-use concepts and strategies. Inclusivity needs to be adopted by the island as a whole. Further, housing typologies (types and prices) would be disproportionate and unfairly weighted on Wood Dale residents, resulting in direct financial hardship.

5. It is also my understanding that a variance is required if the zoning for Wood Dale is to be changed in any way and that public consultation is part of that process. I am dismayed to think that a "Pilot Site" is already in the works without the Wood Dale residents first having been approached.

The LTC has gone to great lengths to ensure that the development of property falls within the Official Community Plan, adheres to Land Use Bylaws, while minimizing the Impacts on Neighbouring Properties. To designate one road as being the solution for an influx of RVs is not only unfair to the existing residents, it is also in direct contradiction of "minimizing the Impacts on Neighbouring Properties." I look forward to further consultation with the LTC and to achieving an acceptable solution for all of the stakeholders.

Lastly, I apologize for any inaccuracies contained herein. Due to the late hour, I am unable to complete my due diligence. My priority is to send this email in time for it to be included with the other correspondence at the LTC meeting on Monday and to go on record with my objections.

Respectfully submitted,

Julie Ireton

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