

**From:** White, Garth ( [REDACTED] )  
**Sent:** Friday, May 24, 2024 4:07 PM  
**To:** [n.chadwick@islandstrust.bc.ca](mailto:n.chadwick@islandstrust.bc.ca); [dmaude@islandstrust.bc.ca](mailto:dmaude@islandstrust.bc.ca); Jeanine Dodds  
<[jdodds@islandstrust.bc.ca](mailto:jdodds@islandstrust.bc.ca)>  
**Subject:** 360 Georgina Point Road, Mayne Island

Hi Jeanine, David and Narissa,

I hope this email reaches you well. I had a good opportunity to connect with Jeanine earlier this week regarding the bylaw amendment for the above noted property. For reference I am an owner of [REDACTED] a few doors down from the Church.

As I discussed with Jeanine, I am by no means apposed to densification of the property – we support density on the site and understand that more flexible and affordable housing options need to be delivered on Mayne. This said, I do not believe that a text amendment to the bylaw to eliminate the age limit and remove the prescription of duplexes is a minor amendment. While I respect the zoning has been in place for decades, it was zoned for an approved development form and use which the Trustee are potentially changing without any community involvement, feedback or process.

A couple of comments:

- Age Minimum Amendment: the property is zoned for seniors housing. I am sure the Trustee at the time of approving the zoning put this into consideration as they wanted to ensure seniors had an opportunity to age in place. An amendment to this age requirement changes the intent of original zoning – while it may seem small it changes the objective of the original zoning and intensity of the use of the site;
- Form Amendment: the property is zoned for 8 duplexes. With the text amendment to remove “duplexes” it will provide the eventual developer of the property the opportunity to develop a lower cost form development such as an apartment building. Three stories will likely fit under the height restriction of 29 feet. Coming from a real estate background I expect that this will be the most likely outcome as it is the most cost effective form of construction whether it is stacked townhouses or a more traditional low rise apartment building. I will not pretend to have owned on Mayne Island for as long as you have but I would expect that you may agree that this is not the form of development that you feel fits the natural environment or OCP.
- Zoning: while the property is zoned CD1 the OCP designation is SR (settlement residential). From a land use planning perspective this does not align with the overall OCP of Mayne Island. Surely the certified Land Use Planners hired to develop the OCP would of taken into consideration the attributes of various sites before determining the land use designations under the OCP. If you review the OCP you will note the suggested sites and locations for such forms of multifamily development;

I really appreciated my conversation with Jeanine and understand the history of the site and motivation to provide housing options on Mayne Island. However, I would caution the text amendments to the existing bylaw without consultation. If you do decide to move forward, I

would suspect that the site will be sold by the Church after the amendments and you may end up with a development application that you may regret. The current bylaws were originally designed with purpose taking into consideration the location / environment and the two amendments that I am aware of may have a long lasting impact if approved.

Again, I do not oppose the development of the property or adding density but I wanted to flag the above noted concerns with the text amendments that I am aware of.

Thank you for your time in advance of reading and considering my thoughts!

Garth