

From: [REDACTED]
Sent: Tuesday, May 12, 2020 11:55 AM
To: Laura Patrick; Peter Grove; Peter Luckham
Subject: Salt Spring Affordable Housing Proposal

To:
Trustee Peter Grove
Trustee Laura Patrick
Trustee Peter Luckham

Hi Laura, Peter and Peter,

I have received an email from Staff stating they are going to recommend our affordable housing rezoning application proceed no further at the May 26th LTC meeting.

I'm obviously disappointed that after fully complying with the LTC's resolution of June 2016 (see copy below), and spending thousands of dollars on obtaining the engineered water supply study requested by the LTC and providing it to Staff over 6 months ago, as well as an engineered sewer capacity study and a water quality treatment consultant report, and, in spite of our willingness to limit the size and occupancy of the units, the result of which is to essentially make 48 units affordable, Staff is still not supportive, and, is sticking to the provincial standard of 2.5 occupants per density, and 235 litres per day per occupant requirement.

As you know, if the LTC had demanded that level of requirement for the Croftonbrook application, their rezoning would never have been passed and that development would not now be underway.

Salt Spring's average occupancy per dwelling, according to the last Canada census is 2.1 occupants per dwelling. Within the Ganges area (including Brinkworthy and all of the other multi-family projects) the average is approximately 1.3 occupants per dwelling, in spite of the fact that 95% of units have two bedrooms. The Croftonbrook water supply study (summary table below) which was approved by the LTC proposed it was reasonable to assume between 1 and 1.2 occupant per one bedroom unit.

Our tested (by a qualified hydrologist), peer-reviewed (by a Ministry of Environment hydrologist), approved and licensed (by the Province) output of the well is virtually the same as Croftonbrook's at 19,000 litres per day.

I also note that the recent 154 Kings Lane engineered water supply study used an average occupant load of 2.0, not 2.5, and, did **NOT** limit the size or type of dwelling units. I also note that unfortunately the project is now in jeopardy of not proceeding due to the Province's refusal of their grant proposal. There are reportedly 110 people on their wait list, and the list is growing.

As our engineered water supply study states, we have enough water for the proposed rezoning. And, as noted in the study, Island Health, at the time of development, will require the construction of a water treatment system, like the one we have had a consultant propose, to be engineered and approved by IH.

Technically, we have enough proven water to apply to the CRD for a building permit to construct 33 "unaffordable" dwellings (e.g. \$600,000 per dwelling) that would be capable of housing 132 or more people. Our rezoning proposal in its current proposed form would see about 1/2 of the potential occupants.

I am imploring you to use your discretion to respectfully disagree with Staff, and, to direct them to work with me to prepare a bylaw for 1st reading, using the engineered water supply study as the basis for rationalizing the number and maximum size (e.g. 600sf) and type (e.g. 1 bedroom) of units. I note that the 161 Drake Road, 221 Drake Road and 154 Kings Lane affordable housing rezoning applications were

given 1st reading in spite of none of them initially even having (a) a hydrology study, (b) a water supply study, or (b) a licensed well.

The following is my suggested alternative proposed resolution: "That the Salt Spring Island Local Trust Committee direct staff to work with the applicant to draft a bylaw to amend the Salt Spring Island Land Use Bylaw in accordance with the request by the applicant for rezoning application SS-RZ- 2013.7."

This is an opportunity that will only come once for the LTC to help create 48 units of affordable housing on this property.

I would be happy to meet with you individually prior to the 26th to share and discuss conceptual plans which would help meet not only the needs of the community, but, would help to overcome some of the concerns of the adjacent neighbourhood.

Thanks for your consideration and I look forward to hearing back from you.

Best regards

Eric Booth
Salt Spring Ventures Inc.

2016 Resolution by SSILTC:

SS-2016-136

It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee request that the applicant provide a water servicing plan prepared by a professional engineer that contains the following related to the provision of potable and non-potable water to the subject lot:

- 1. Confirmation that potable water in the amount required to obtain occupancy permits can be provided under the plan for all proposed units and that water in the amount required for fire suppression and irrigation can also be provided;*
- 2. Where potable water is to be supplied by groundwater, a pump test(s) conducted by a professional engineer and containing supporting documentation that the test was of sufficient duration to establish the long-term reliability of the water supply in accordance with generally acceptable hydrological engineering practices;*
- 3. Where potable water is to be supplied by groundwater, a water quality analysis that demonstrates that the groundwater from each proposed water supply source or well is potable or can be made potable with a treatment system; and*
- 4. Where potable water is to be supplied by groundwater, assessment of how groundwater use on site will impact:*
 - a. Nearby wells or other neighbourhood water supplies;*
 - b. Agricultural activities;*
 - c. Springs necessary to maintain fish habitat.*
- 5. That the applicant makes every effort to include rainwater as part of the water supply plan.*

SS-2016-137

It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee direct staff, upon receipt of a water servicing plan from the applicant, to refer the plan to the Secretary to the Comptroller of Water Rights, Island Health, CRD Building Inspection and the North Salt Spring Water District for review and comment.

From Croftonbrook water supply study:

Unit Type	Average	Phase 2		Phase 3		TOTAL	
	cap/unit.	# units	capita	# units	capita	# units	capita
A- Studio	1	10	10	8	8	18	18
B- 1-bedroom (sm.)	1	0	0	4	4	4	4
C- 1-bedroom	1.2	10	12	8	10	18	22
D- 2-bedroom	2.25	0	0	10	22.5	10	23
E- 3-bedroom	3	0	0	4	12	4	12
Totals	1.4	20	22	34	56	54	78