

From: Dale Rivers <[REDACTED]>
Sent: Saturday, June 19, 2021 9:26 AM
To: Peter Grove
Cc: Rob Pingle
Subject: Re: Rezoning Application for #114 Swanson Road – Discussion Points

Thank you for your reply.

Dale Rivers,
Sea Isle Development Group Ltd.

On Sat, Jun 19, 2021 at 6:56 AM Peter Grove <pgrove@islandstrust.bc.ca> wrote:

Thank you. I am forwarding this to staff for the record

Peter

Peter Grove

Islands Trust Trustee

Tel: 250-537-1117

Cel: 604-341-6710

From: Dale Rivers [mailto:[REDACTED]]
Sent: Friday, June 18, 2021 12:14 PM
To: Peter Grove
Cc: seaisle
Subject: Rezoning Application for #114 Swanson Road – Discussion Points

Attention: Trustee Grove

Further to the LTC Meeting on Tuesday, April 27th, 2021, we wanted to first, thank you for your preliminary support of the above-noted project and second, open a dialogue with you to discuss potential options for our rezoning application and to garner further support from yourself for our project. After carefully reviewing the many comments that were voiced by all the parties in attendance, we have prepared the following for your perusal and would greatly value your input into alternate options we are considering.

Current Rezoning Application:

Affordable housing is defined in the OCP as "... rental or owned housing that can be acquired with 30% of the median gross income of families or individuals on Salt Spring Island". Based on the census data from 2016, the median income for households on Salt Spring Island was \$57,761. This income level supports a maximum payment of (+/-) \$1450 per month to service rent or mortgage payments, interest, taxes, insurance and utilities. Using the BC Mortgage Calculator, a mortgage of \$230k (PITI plus utilities) plus the required down payment of \$46k would equate to a total selling price of around \$276k. With anticipated land and servicing costs budgeted at +/- \$170k per unit, this would leave roughly \$106k to construct each housing unit. At a bare minimum cost of \$450/sq.ft. to build today, this equates to around 235 sq. ft. per unit which does **not** qualify as a functional home. We understand the need for "Affordable and Rental Housing" on the islands and have reviewed the many different concepts, programs, and initiatives that are currently offered through BC Housing to see if we could make a fit. However, after lengthy discussions with BC Housing and careful consideration of their various conditions, parameters, and requirements, it quickly becomes evident that this small project does not fit any of their current programs and is not economically feasible.

The current application we have before Islands Trust is to rezone this parcel to allow for a 6 unit strata development. Therefore, in an effort to move this proposal forward, we are offering to commit to a much-needed community amenity by undertaking the following proposed infrastructure project.

Proposed Infrastructure Project:

Careful observation has shown Swanson Road to be a very active roadway with vehicles moving rapidly up and down its length and is quite dangerous to the public due to the lack of sidewalks in this area. The corridor is very hilly, narrow and windy, and experiences a substantial volume of pedestrian and cycling traffic trekking from Atkins Road to Park Drive. We are proposing to construct an extension to the pathway system (to match existing CRD Standards) that will run from the corner of Park Drive and Swanson Road, west along Swanson to intersect and interconnect to the existing pathway which runs along Atkins Road (see attached map). This extension to the Island Pathways Project would be a welcomed infrastructure upgrade that would provide a safer and healthier environment to all users and would become a community amenity that everyone can safely enjoy.

Summary:

We feel that the infrastructure project we are proposing would be an adequate tradeoff for the increased densities we are seeking for this project. The pathway project from the intersection of Swanson and Park to Atkins Road will provide a much-needed and safer means of pedestrian and cycling travel. This amenity alone is something that should be done for the community before someone is seriously injured on this busy route.

We hope that you support our thoughts on this proposal and we welcome your comments and or concerns. Please let us know if you have any questions or if you would like any further information.

Sincerely

Dale A. Rivers, [REDACTED]

Sea Isle Development Group Ltd.

Chris Stephenson, [REDACTED]

Sea Isle Development Group Ltd.