



Photo: Gary Coward

Galiano Islanders celebrate the purchase of land for an all-ages affordable housing initiative. The celebration venue, South Galiano Hall, is a stones-throw from the site of 'Galiano Green', see map page 7.

HAPPY BIRTHDAY CANADA!

See Inside For Events & Celebrations Around The Islands

New ferry schedule now

Summer is here! That means it's time to pick up the new ferry schedule, which came into effect on June 27.

There are extra sailings on the major routes, additional service on the minor routes and adjustments to sailing times on many routes.

You can find up-to-date schedules on BC Ferries' website, www.bcferries.com, as well as from ticket agents and onboard ferries.

To make sure you get on a specific sailing between the Lower Mainland and Vancouver Island or between Horseshoe Bay and Langdale, BC Ferries recommends making a reservation in advance. Just call 1.888.BC-FERRY.

Galiano affordable housing site purchased

Patrick Brown

The Galiano Land & Community Housing Trust has completed the purchase of a ten-acre site on which some 20 leasable homesites will be developed.

The purchase of the Galiano Green Affordable Home Ownership Project's site, to the north and east of the existing seniors' residences at Page Drive, crowns 15 years of effort by a number of Galiano citizens to provide a place where individuals can build their own houses without the financial barrier of having to purchase a building lot; building sites can be leased at a monthly cost of \$175- \$300 and up, depending on the size.

The papers were signed on June 14, with a celebratory party held after the GLCHT Annual General Meeting on June 17.

In order that homeowners will have time to plan and secure financing to start building this year, the entire cost of the site has been covered by loans from a number of Galiano residents. Exclusion of the site from the Agricultural Land Reserve has been confirmed. Application has been made to the Islands Trust for rezoning to allow the construction of 20 homes on the site; when the rezoning is completed, the development can be refinanced through Vancity Credit Union.

Legal counsel are also preparing an agreement for a buffer zone between the site and an adjoining sheep farm.

This means that the GLCHT is in a position to start accepting applications for building sites immediately. The Board of Directors has drafted a 22-page housing agreement which will be finalized by June 29. Vancity is financing the legal costs for finalizing these documents as it is expected that they can be used for

similar projects elsewhere in the province.

Vancity has also indicated that it is interested in providing mortgages or construction loans to project participants.

Prominent Vancouver architect Chad Mooney, who also has a home on Galiano, is advising the GLCHT Board on site planning. Lorne Silvey has assisted the Board in developing a community-oriented concept for the site. Leaseholders are being encouraged to build to a 'LEED' Standard, a zero energy dwelling, but to their individual tastes within Green guidelines laid down by GLCHT.

Interested applicants should get in touch with Tom Hennessy, 250.539.2960, or Doug Latta, 250.539.3525, for an application package.

GLCHT wishes to recognize the following individuals who have put up the short term loans to purchase the site: Dave Ages and Virginia Monk, Ed Andrusiak and Sher O'Hara, Gary Coward and Ursula Deshields, Galiano Trading Ltd, Steve Goldberg and Olga, George and Karen Harris, Tom and Ann Hennessy, Mike and Carolyn Hoebel, Doug and Elizabeth Latta, Doris Recinos, Dave Morgan, Sharon Masui and Gwilym Smith, Robin and Sylvia McKenzie, and Jane Wolverton. GLCHT would also like to express thanks for a \$1,000 donation from Justin and Cathy Stephenson. Thanks also to present and past board members, volunteers Gary Coward, Lorne Silvey, Chad Mooney; Ron Taylor and Hedi Kottner from Windermere Realty.

For an in-depth interview on this topic, see *Island Tides*' article 'A new take on affordable housing', July 14, 2011 edition.

Islands stewardship going strong

At the June 13 Islands Trust Council meeting, trustees selected the recipients of the 11th annual Stewardship Awards from a record choice: 14 individuals and four groups were nominated.

'This year we increased the number of awards from six to eight to recognize the extraordinary achievements of this year's pool of nominees,' said Trust Chair Sheila Malcolmson. 'The diverse nature of the work of the nominees and the quality of the projects in which they have been involved is incredible.'

The individual awards go to:
• Stuart Watson, for his work with the Gambier Island Fire Equipment Group

for the last ten years, resulting in three trailers and a makeshift fire hall, and his contribution to the Langdale Access Group, ensuring Gambier residents' access to the Langdale ferry terminal;

• Margot Venton, Pender Island, for her work to protect the Southern Resident Killer Whale: legal action to force DFO to carry out their responsibilities under the *Species at Risk Act*;

• Anne Macey, Salt Spring Island, for supporting agriculture and food security; Chair of the committee to develop Salt Spring's Area Farm Plan.

The group awards go to:

TRUST AWARDS, please turn to page 3

BC Ferries: traffic down, loses money

Despite fare increases, BC Ferries lost \$16.5 million in the fiscal year ending March 31, 2012. The 2012 loss was even after \$9.25 million realized from the sale of Ferries' old office building.

Passenger traffic was down 2.8%, vehicle traffic down 3.5%. Passenger numbers, are, in fact, at their lowest levels in 21 years. Ferries CEO Mike Corrigan says that this is due to fewer travelers from the Lower Mainland; smaller Islands traffic is apparently holding up.

Corrigan denies that continued fare increases are to blame. He attributes declining ridership to a weak global economy, and increasing operating

expenses to 'extraordinarily high' fuel prices. Interest expense, however, is at its highest level in years.

But Gregg Dow, president of the BC Coastal Transportation Society, a ferry watchdog group, said, 'We've hit the tipping point in fares and it's affecting ridership.'

In 2011, Ferries made a small profit of \$3.8 million. A small loss is currently forecast for fiscal 2013.

The Provincial government has also made a payment of \$25 million to BC Ferries as of the end of this past fiscal year. This is part of an additional

BCF BUDGET, please turn to page 4

SERIOUS COFFEE *Island Tides* is at these **SERIOUS COFFEE** locations — look for the 'Island Tides' yellow boxes outside or racks inside!

● Sidney—Beacon Avenue	● Nanaimo—VI Conference Centre	● Parksville—Heritage Centre Mall
● South Duncan—Sun Valley Mall	● Nanaimo—Cnrn Island Hwy @ Hammond Bay Rd	● Courtenay—Southgate Centre, Cliffe Avenue
● Duncan—Cowichan Commons Mall	● Nanaimo—South Parkway Plaza	● Port Alberni—Shoppers Drugmart Plaza, 10th Ave
● Mill Bay—Island Highway @ Frayne Rd	● Nanaimo—Hammond Bay Rd CO-OP	● Campbell River—Willow Point Village