

OCP REQUIREMENTS FOR AFFORDABLE HOUSING ZONING MANDATE VILLAGE SITING, RAINWATER COLLECTION, GREEN SEWAGE AND BUILDING AND NON-PROFIT GOVERNANCE

Concerns expressed at the September 19 meeting were mostly connected to requirements of the November, 2011 OCP, which has a section governing community housing (see attached Section 1.6, pages 9-10 of community plan).

This section was intensely scrutinized and debated during the years' long process of developing the OCP. If there was concern about siting affordable housing in the village area, wouldn't this have been the time for the neighbors to object?

Items covered by the OCP include

16.1.b.i - additional density will be permitted for affordable housing, so the 20 units on 10 acres is within OCP guidelines. Page Drive has 17 units on 5 acres and could build 3 more, twice the density of Galiano Green.

16.1.b.ii - a housing agreement will ensure affordability. Lease tenure is permitted. Occupancy may be limited). Currently, guest homes and secondary suites can't be counted on for affordable housing because there is no income ceiling limit or rental controls plus no requirement for their use for year-round housing.

16.1.b.iii - clustering is encouraged as is rainwater catchment. Eventually all islanders are going to have to begin conserving water, using rainwater and recycling grey water. Galiano Green could be a model for such practices.

16.1.b.iv - proximity to existing roads, services and amenities is required, hence the choice of the current site. A supply of potable water is also available, but rainwater catchment will be used for the needs of the 20 households.

16.1.c - recommends a non-profit society for management of the affordable housing in the Community Housing zone. As a non-profit society, all the time-consuming work has been done by volunteers with no-interest loans from community members paying all expenses. Fund raising has not been possible to date because there is no assurance that the project will actually be allowed to proceed, but there is a plan for fundraising that can be put into motion once rezoning has been achieved.

Choice of site - Originally, the Affordable Housing Society hoped to place some housing units in a designated area of the Heritage Forest which had been designated as a location for affordable housing. This was rejected by the Local Trust Committee of the day because the area was not close to services and amenities, such as the village, community hall, school, library, ferry, building supply and other shops and because of the high cost of getting roads and hydro into the site. The Galiano Land Trust was encouraged in 2011 by the Local Trust Committee to buy the current site because it met the criteria of the OCP. Not only will residents benefit by living near services, but will also be available to work at nearby businesses and to work as emergency service personnel or caregivers, which would benefit nearby Page Drive residents as well as other islanders