

From: [REDACTED]
Sent: Monday, June 22, 2020 1:26 PM
To: Alex Allen; Grant Scott; Sue Ellen Fast
Cc: Heather Kauer; William Shulba
Subject: Rezoning of 5040 Central
Attachments: April 18th 2019 HIHS board minutes.pdf

Hi Alex, Grant, Mrs. Fast,

we are neighbours of the yet unspecified housing project at 5040 Central. Please allow us to comment on a few points made in the staff report.

- Planner Kauer wrote in a recent email, that “since the rezone isn’t an HIHS initiated project they won’t be holding a CIM related to the rezoning, nor are they required to. The LTC can rezone property without knowing exactly what will be built there, so even if the LTC held a CIM, no development drawings would be available”. So, the HILTC, as well as neighbours and the whole community have no information about HIHS’ plans. The staff report also states that “The risk of rezoning the property without a full review of a development proposal is that more changes might be needed to the zoning to accommodate the proposal. However, the proponents have indicated that they have designed their latest proposal to fit within R3A zoning.” In our view, that is very meagre, considering that the rezoning proposes a major change by increasing density by a whopping 50%. We certainly would appreciate to learn about the plans at a CIM and been given the chance to comment at a public hearing. From all we understand, this will be an unprecedented development for Hornby (many more units than the Thatch redevelopment or the rejected 4 Corners proposal) and requires serious scrutiny in it’s impact on the neighbourhood.
- In the “Directives” checklist, # 4.4.2 is checked off, indicating that “measures that ensure neither the density nor intensity of land use is increased in areas which are known to have a problem with the quality or quantity of the supply of freshwater, water quality is maintained, and existing, anticipated and seasonal demands for water are considered and allowed for” have been

addressed. A statement in a minutes of a HHS board meeting, dated April 18th 2019, indicates that the well has a low yield and a second well is needed, contradicting the staff's check mark in the list. See attachment for a copy of the board meeting minutes. As neighbours, we certainly would like to have some clarity on that statement.

- We also note that the minutes of a LTC meeting dated August 3rd, 2018 indicates on page 3 of http://www.islandstrust.bc.ca/media/346583/ho-2018-08-03_ltc_min-adopted.pdf, that: "HHS was encouraged to consider the timeline for providing proof of water and the harmonizing of requirements for obtaining a groundwater license from the Ministry of Forests, Lands, Natural Resource Operations & Rural Development. Senior Freshwater Specialist Shulba offered to discuss the steps with HHS representatives in more detail to help ensure a more efficient process." So we are wondering whether any additional steps, beyond the 2012 pump test by H2O's Steve Carbelleira, have been taken to prove a sufficient supply of water. The Carbelleira Report states: "This is a bedrock aquifer with high demand and vulnerability and moderate productivity." We are drawing well water from the same aquifer and would appreciate, if the HILTC would follow the protocol required to prove sufficient water for a large development.
- The staff report also states that "subject to Section 464 (2) of the Local Government Act, the requirement for a Public Hearing may be waived if the proposed bylaw is consistent with the Official Community Plan. As this is the case for this application, staff are recommending that the Public Hearing for this rezone be waived." We like to challenge the statement that the proposed bylaw is consistent with our OCP. The OCP speaks in 2 chapters to the proposed rezoning. Chapt. 6.3.5 **Housing**, states under 6.3.5.6, that "Community housing developments should be of a scale and character that is compatible with the neighbourhood ambience is compatible and the natural environment". Without details about the planned development, how can the LTC be sure that this rather massive development will be compatible in scale and character with the neighbourhood? Chapt. 6.9.3 **DPA 5** calling for ownership housing will need to be changed or ignored, so a rental only development is certainly not consistent with the OCP.

We certainly do understand the LTC's desire to get this issue off the table and move forward. We as well want to see some affordable housing happening on the property we donated. However, we cannot support a rental only development and we feel that the OCP, expressing the wishes of the wider community supports us. From our point of view, it is rather interesting that the zoning change from R3 to R3A, will

allow a future subdivision of 5040 Central. We have since several years now supported the subdivision of the property in 2 equal sized lots, where one could be mortgaged with BC Housing to develop rental units, while the other half is set aside to follow with the originally intended ownership housing.

Regards.

Bernhard & Christa Weiss

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