

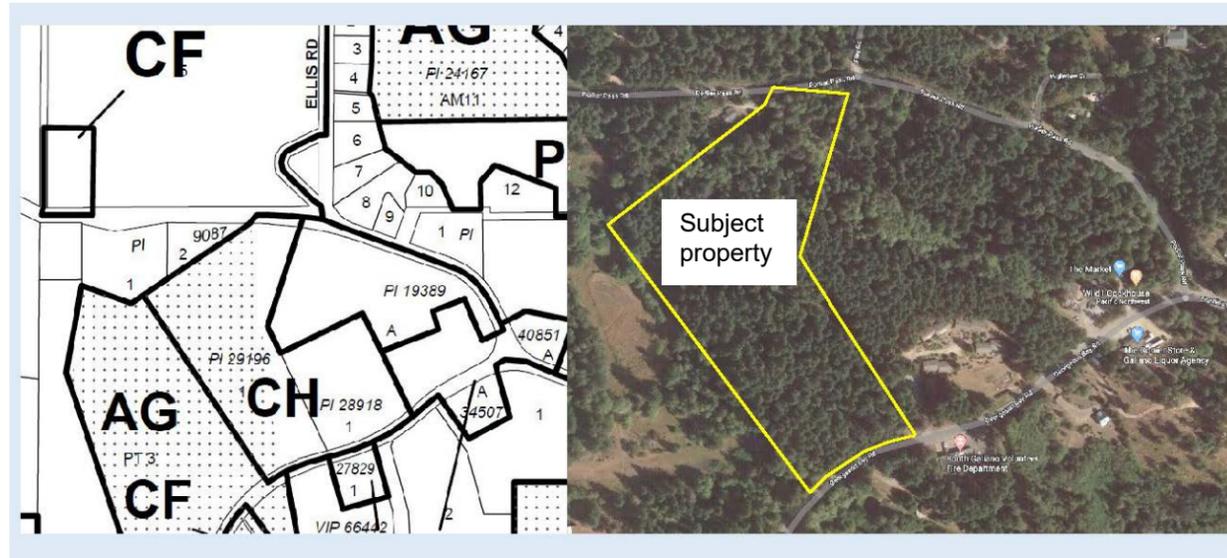
Galiano Green



Rezoning Submission

March 8th, 2021

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- Water Management Plan
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- Geotechnical Investigation Report
- Hydrogeological Report
- Environmental Site Assessment

1 Background

Statement of Intent

The Galiano Affordable Living Initiative (GALI) Society is intending to develop its property at 409 Porlier Pass Road, known as Galiano Green, for an affordable rental housing project. The property is currently zoned (CH 1– Community Housing), and rezoning is required for the proposed building form. GALI is proposing a mix of 2 level townhouses and stacked units in a cluster style development. A total of 20 residential units will be located in 4 separate buildings, with a separate indoor amenity space, including laundry.

Parking will be provided on site in separate parking pods located at grade in proximity to the unit entrances. It is proposed to have 20 resident plus 6 visitor parking spaces along the existing access road to maintain green space within the development. This strategy followed input from a hydrogeologist, an environmental consultant, civil engineering consultant, and wastewater treatment review.

The adjacent properties consist of Land zoned AG/ CF (Agricultural/ Community Facility), and an existing housing development to the east zoned CH (Community Housing)

Site Description

The site is located between Georgeson Bay Road on the south and Porlier Pass Road on the north. An undeveloped access driveway exists from Georgeson Bay Road up to the highest bench of the site. The site slopes up from the south to the highest point at the centre of the site and then steeply down to the north towards a lower bench adjacent to Porlier Pass Road. A series of natural benches exist along the current access driveway.

The site has not been previously developed except for an old logging access driveway and a well drilled in 1993. The existing vegetation consists mainly of evergreen trees and grassed areas near the existing water course. Access to the properties is from both Porlier Pass Road to the north and Georgeson Bay Road on the south.



Views into site



Site Context Aerial

2 Design Rationale

Proposed Use

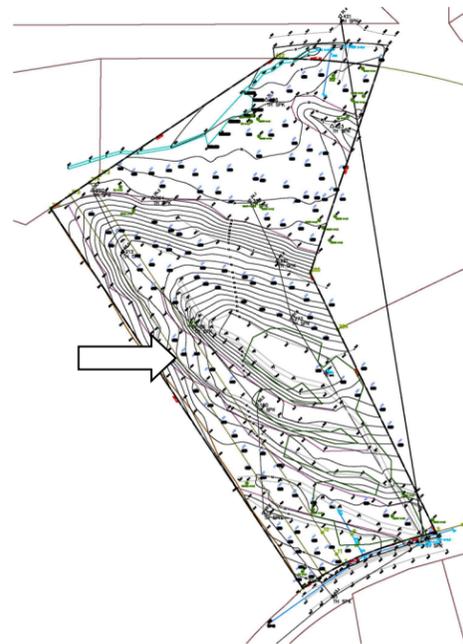
The current zoning designation (CH1) was intended to support 20 single family strata lots. Galiano Island currently has a significant shortage of affordable rental housing, and the proposed zoning would allow for a more efficient and cost effective building form. For building efficiency and reduced site impact, units are proposed to be clustered and located on the natural level benches along the current access driveway.

Buildings and parking are planned to allow the site to maintain a significant area of existing forest, and the site on the north side will be left in its natural state. Building structures are clustered to reduce their footprint and facilitate easy servicing. All of the units would be accessed from grade, with the natural grade change allowing access to the upper units through a bridge from an upper parking bench.

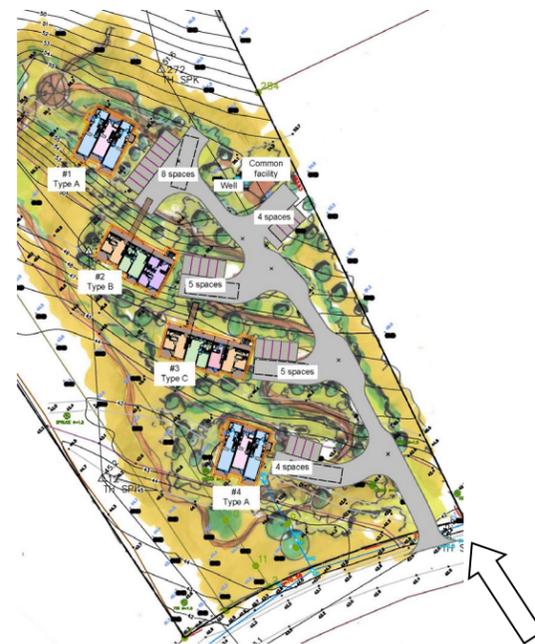
Vehicle access to the site parking will be through an entrance from Georgeson Bay Road following the existing undeveloped road. A significant landscape buffer is provided between the first building and the road for resident safety and visual separation. Parking and access to buildings would be through side driveways off this main road. This will minimize the impact on the site vegetation and keep building construction to the level bench areas.

An interior pedestrian-oriented pathway with walking access from both parking areas will be centrally located, providing access throughout the site. A small indoor amenity space, including laundry will be located adjacent to the existing well.

Storm water is to be routed through a collection system and will be managed through an on-site storm water management network. Landscaping and rain gardens will assist in managing the surface flows through the site.



Site Survey



Site Plan Concept

Infrastructure servicing

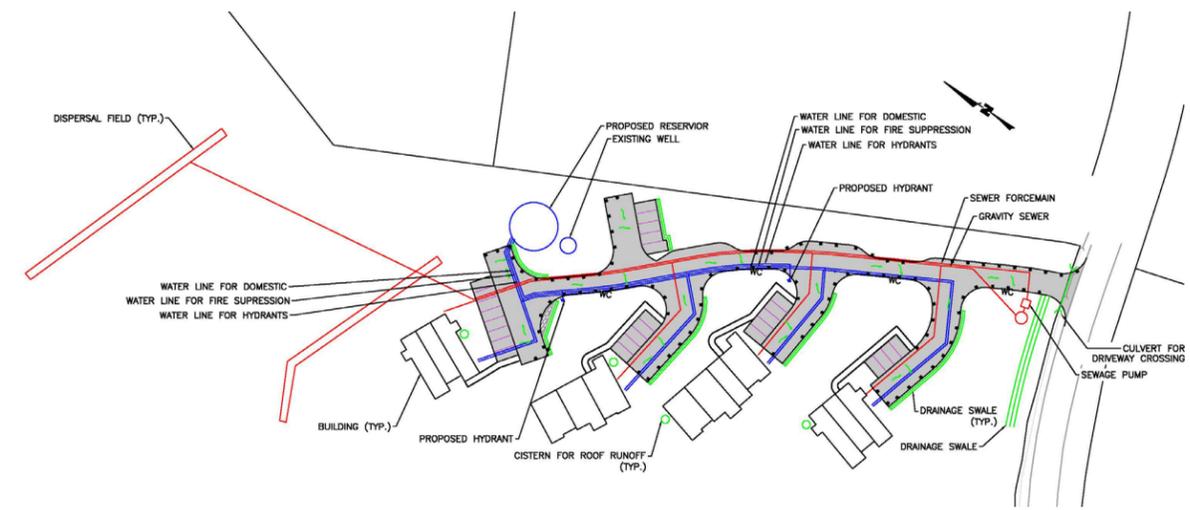
Wastewater: The property will be serviced by an onsite wastewater system designed and constructed under the BC Sewerage System Regulation.

Water: An existing well (WID 23204) located within the central region of the Site shall provide potable water to the proposed development for domestic and fire fighting purposes. The water will be treated and pumped into an above-ground reservoir designed to provide balancing, fire, and emergency storage for the Site. The water system downstream of the proposed reservoir will likely consist of a dedicated pressurized domestic line (with a booster pump situated directly downstream of the reservoir) and a gravity fire system. The gravity fire system shall be complete with on-site fire hydrants strategically located to ensure staging areas are located within the allowable distances from proposed dwellings (45m maximum) as per the British Columbia Building Code. A separate fire suppression system (dry sprinkler) will likely include a separate water tank and pump that bypasses the water treatment system with a backflow prevention valve.

Hydro/ Telephone/ Cable: There are existing BC Hydro and telephone lines are fronting the site along Georgeson Bay Road and can provide overhead or underground service into the site.

Stormwater: The stormwater system will include bioswales and lawn basins located adjacent to proposed driveway areas to collect and provide 'first-flush' treatment of runoff during precipitation events. Stormwater from these systems will likely flow through a drainage system situated within the driveway to an exfiltration system located on the naturally lower areas of the Site. The exfiltration system will provide full or partial in-ground disposal of site generated runoff and will be fitted with an emergency overflow to direct stormwater overland during significant precipitation events (similar to the pre-development drainage pattern). The systems will be designed with an adequate factor of safety as per MMCD Design Guidelines (2014). Rainwater cisterns will be provided for each unit block which capture stormwater runoff from each rooftop that can be stored and re-purposed for irrigation needs.

Roads/ Parking: Permeable surfaces will be used for parking spaces and pathways where possible.



Site Servicing Plan

3 Project Rationale

Galiano Affordable Living Initiative (GALI) Society has partnered with New Commons Developments' Small Communities Initiative (NCD's SCI) to redevelop a property located at 409 Porlier Pass Road, Galiano and known as Galiano Green (the Property). The property is approximately 4 hectares (10 acres). The property fronts two roads. There are 67 metres of frontage on Porlier Pass Road to the north and 93 metres of frontage on Georgeson Bay Road to the south. The property is currently vacant.

The site is located within Galiano Island's residential area within walking distance to commercial, government and institutional services. The development itself will include an outdoor gazebo incorporated within the landscape design as well as a common building for residents' use. The Society plans to host neighbourhood events to maintain ongoing relationships with the broader community.

Given its location within a larger 10-acre parcel predominantly covered with mature second growth forest, the site also offers residents a tremendous natural outdoor shared amenity area perfect for children's play and resident's peaceful enjoyment.

It should be noted that Galiano Affordable Living Initiative (GALI) Society has put significant consideration into the form and character of the proposed buildings for the best integration into the community. The rent profile of the proposed housing is 20% Deep Subsidy units, 50% RGI units, and 30% Affordable Market units. Twenty per cent of the units will be designed for accessibility.

The Galiano Green project supports the improvement of the current shortage of affordable rental housing, and also, creation of an inclusive community that will be sustainable and will contribute to strengthening the overall island community.



Development goals are:

1. Housing goals:

- Relieve poverty by building and managing affordable rental housing for low and moderate income residents of Galiano Island.
- Create a project that is financially feasible to construct and operate, that maximizes the development potential for residency, including low- and moderate-income rental housing.
- Create a diverse unit mix from studio to 3-bedroom units that addresses a range of housing needs for target household types including single individual households (including seniors), couples living without children (including seniors), and families (single or dual parent households).
- Create secure rental rates for tenants, with Galiano residents taking rental priority.

2. Sustainable operation and development goals:

- Create energy-efficient, water wise, practical and well-designed building(s) that are low-cost to operate and maintain. This potentially includes rainwater harvesting for outdoor or non-potable uses, use of water and energy efficient fixtures and controls, electric vehicle charging facilities, Net Zero Energy "ready" or Passive House consideration, solar panel installation or solar "readiness".
- Create a project that minimizes the development footprint on the site and preserves existing riparian and wetland areas.
- Create a project that achieves Fire Smart certification.
- Create a project that supports and aligns with the Galiano Island OCP and minimizes the potential for nuisance to neighbours.

3. Community inclusivity and liveability goals:

- Create an inclusive, safe community that meets accessibility needs by ensuring unit design is adaptable to future needs, providing four fully accessible one-bedroom units.
- Create affordable common spaces and features for residents that enhance liveability and resilience. This potentially includes shared laundry facilities, storage facilities, secure bike storage, common garden areas, common facilities for management of refuse, recyclables and organic waste, play spaces for children.
- Support the creation of a community park in the riparian setback area.

4 Project Statistics

Zoning:

- Current: CH1 – Community Housing
- Proposed – Comprehensive Development

Site Statistics

- Site Area: 40,450 square meters
- Lot Coverage: 8.65%
 - Buildings: 1250 square meters
 - Paved Roads: 2250 square meters
 - Total: 3500 square meters
- Forest Retention (33,169 square meters) 82%
- Riparian area (6061 sm and 15%)

Building setbacks:

- 7.5 meters from any lot line
- 30 meters from the west lot line

Building heights

- Zoning: 9 meters
- Proposed: 9 meters

Building footprint

- Building 1: 180 sm (Including decks and balconies)
- Building 2: 253 sm (Including decks and balconies)
- Building 3: 291 sm (Including decks and balconies)
- Building 4: 180 sm (Including decks and balconies)
- Common: 70 sm

Total development unit mix

Building	Studio	1 bed	2 bed	3 bed	Total
1	0	0	1	2	3
4	0	0	1	2	3
3	2	6	0	0	8
2	0	4	2	0	6
Total	2	10	4	4	20

• Parking

- Bylaw requirements: 1 per dwelling unit plus 6 visitor (Max. 26)
- Proposed: 1 per dwelling unit plus 6 visitor (Total 26)

• Building area/ Unit summary:

Unit Type	A1	A	C	B	E	D	Common
Area (sm)	33.8	51.3	66.54	64.59	95.82	114.5	69.7
Building Type	Studio	1 Bedroom	1 bedroom Accessible	2 Bedroom	2 Bedroom Townhouse	3 Bedroom Townhouse	
A					1	2	
A					1	2	
C	2	4	2				
B		2	2	2			
Common							1
Total	2	6	4	2	2	4	1
Area (sm)	67.6	307.8	266.16	129.18	191.64	458	69.7

Total Units 20
Total Area (sm) 1490.08

Type	A1	A	C	B	E	D	
Area (sf)	33.8	51.3	66.54	64.59	95.82	114.5	
Building #1	Studio	1 Bedroom	1 bedroom Accessible	2 Bedroom	2 Bedroom Townhouse	3 Bedroom Townhouse	Total/ Building
Type A					1	2	3
Area (sm)	0	0	0	0	95.82	229	324.82

Type	A1	A	C	B	E	D	
Area (sm)	33.8	51.3	66.54	64.59	95.82	114.5	
Building #2	Studio	1 Bedroom	1 bedroom Accessible	2 Bedroom	2 Bedroom Townhouse	3 Bedroom Townhouse	Total/ Building
Type B		2	2	2			6
Area (sm)	0	102.6	133.08	129.18	0	0	364.86

Type	A1	A	C	B	E	D	
Area (sf)	33.8	51.3	66.54	64.59	95.82	114.5	
Building #3	Studio	1 Bedroom	1 bedroom Accessible	2 Bedroom	2 Bedroom Townhouse	3 Bedroom Townhouse	Total/ Building
Type C	2	4	2				8
Area (sm)	67.6	205.2	133.08	0	0	0	405.88

Type	A1	A	C	B	E	D	
Area (sm)	33.8	51.3	66.54	64.59	95.82	114.5	
Building #4	Studio	1 Bedroom	1 bedroom Accessible	2 Bedroom	2 Bedroom Townhouse	3 Bedroom Townhouse	Total/ Building
Type A					1	2	3
Area (sm)	0	0	0	0	95.82	229	324.82

Building #5						Indoor Amenity	Total/ Building
Common							
Area (sm)						69.7	69.7

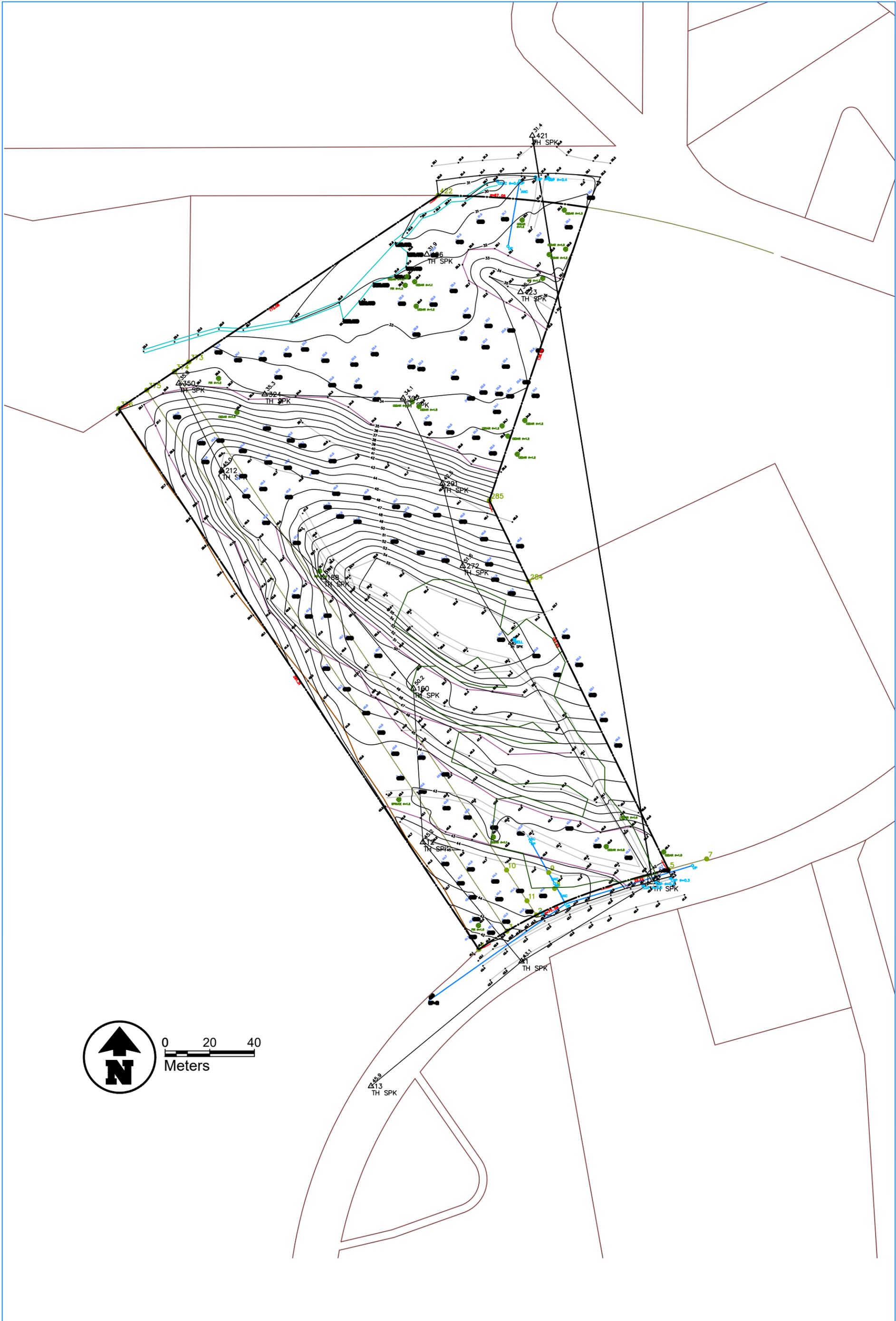
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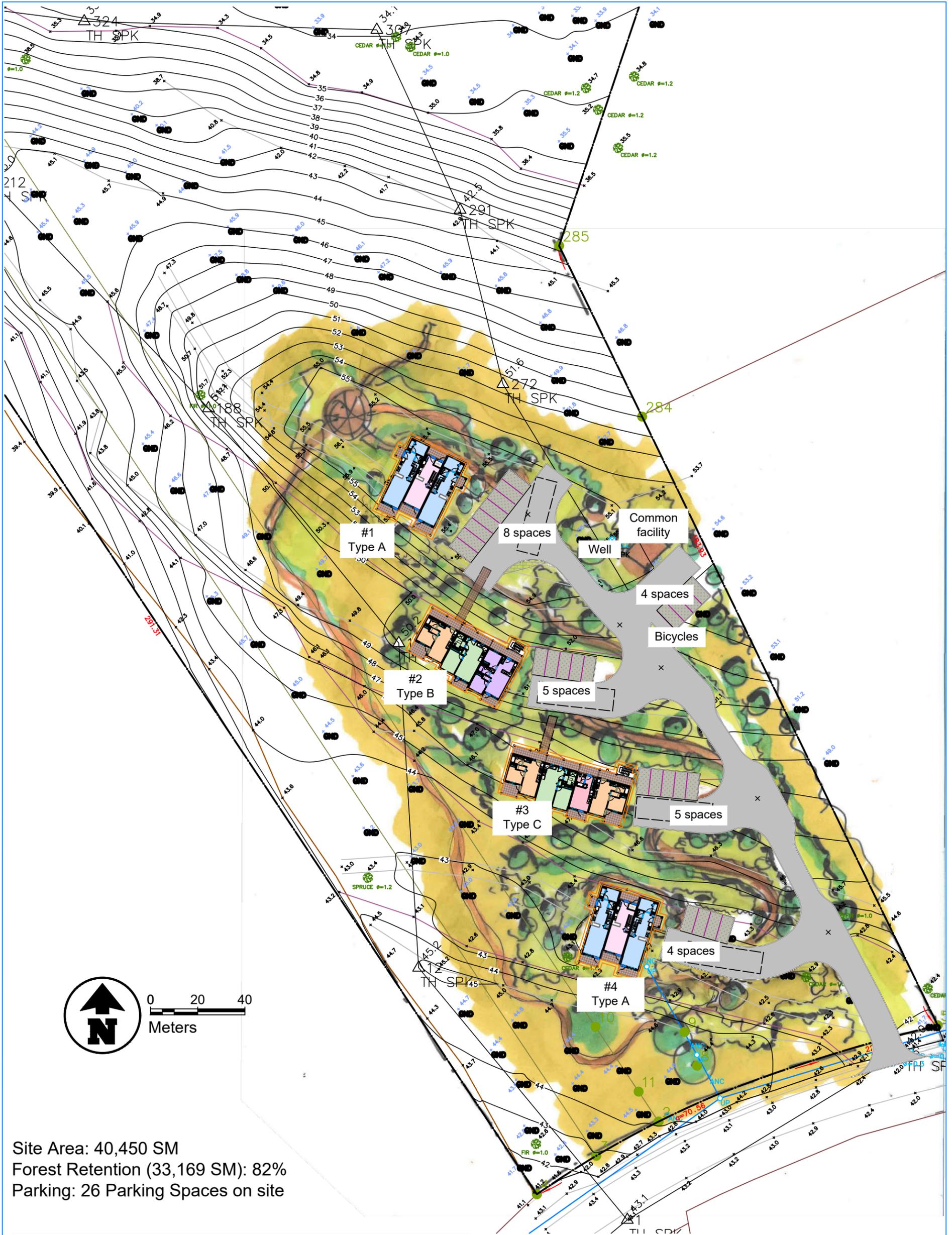
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Galiano Green: Rezoning Application:

- 1.1 Site Survey
- 1.2 Site Plan
- 2.1 Building Type A ground floor
- 2.2 Building Type A second floor
- 3.1 Building Type B level 1 and 2
- 4.1 Building Type C level 1 and 2
- 5.1 Conceptual Rendering

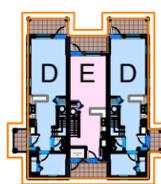




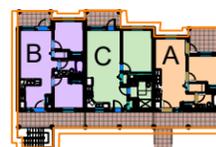


Site Area: 40,450 SM
 Forest Retention (33,169 SM): 82%
 Parking: 26 Parking Spaces on site

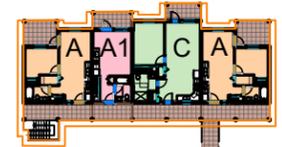
Building	Studio	1 bed	2 bed	3 bed	Total
1	0	0	1	2	3
4	0	0	1	2	3
3	2	6	0	0	8
2	0	4	2	0	6
Total	2	10	4	4	20



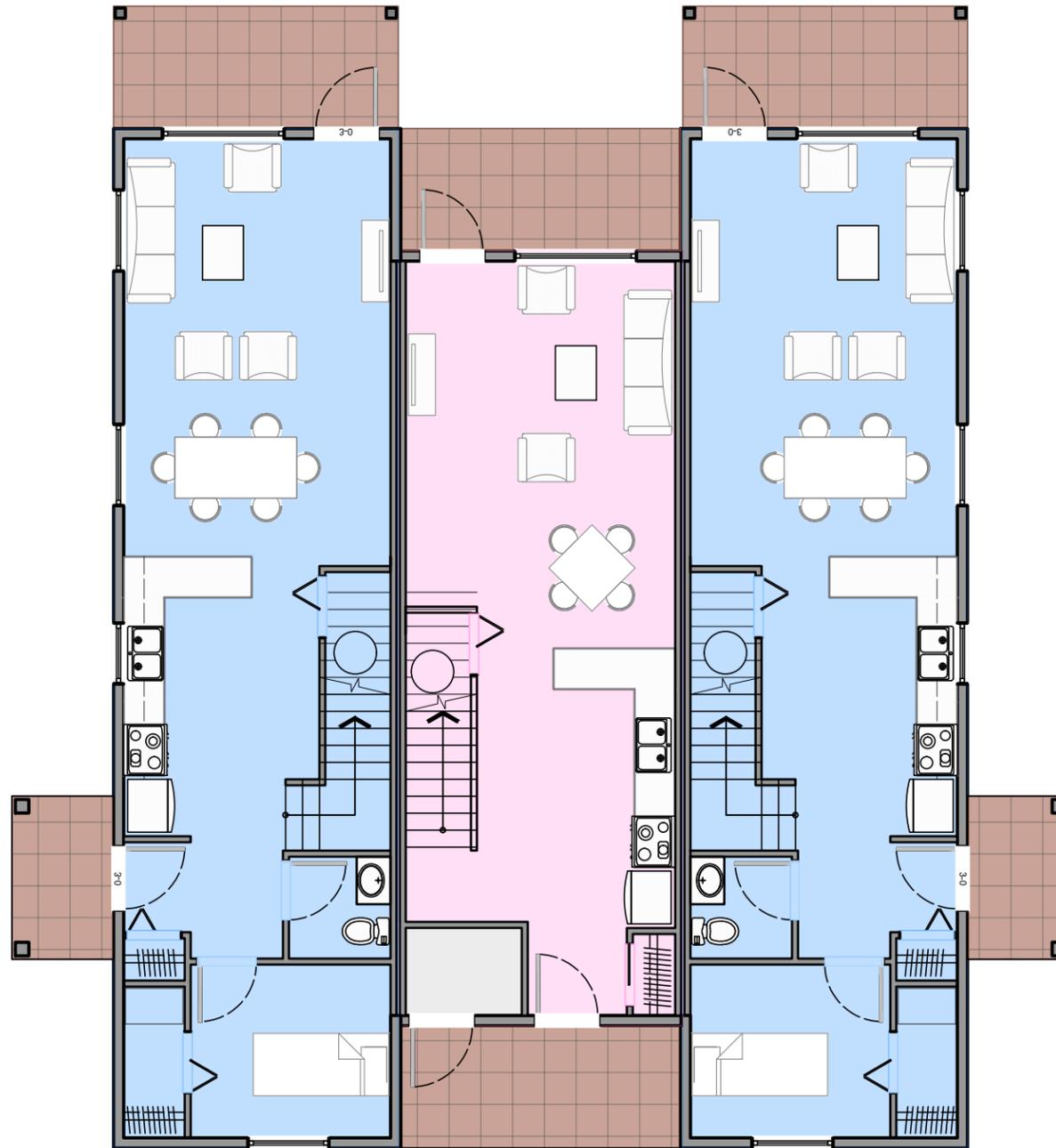
Type A
(3 Units)



Type B
(6 Units)



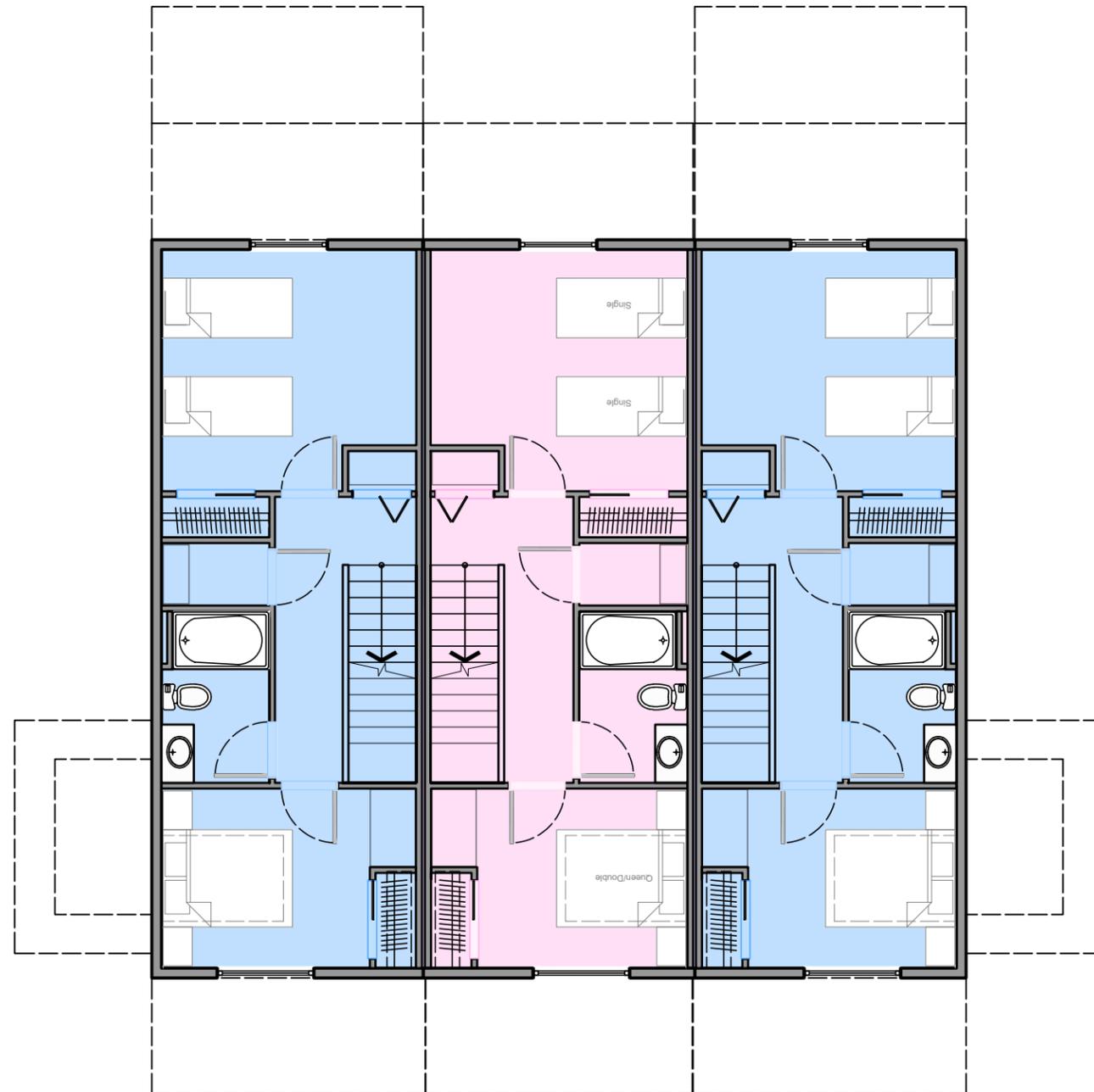
Type C
(8 Units)



Unit Type D
 3 Bedroom
 Ground Floor: 65.0 sm
 Second Floor: 49.5 sm
 Total: 114.5 sm

Unit Type E
 2 Bedroom
 Ground Floor: 46.41 sm
 Second Floor: 49.41 sm
 Total: 95.82 sm

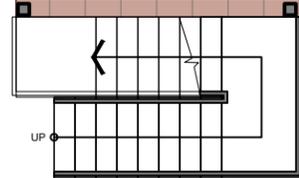
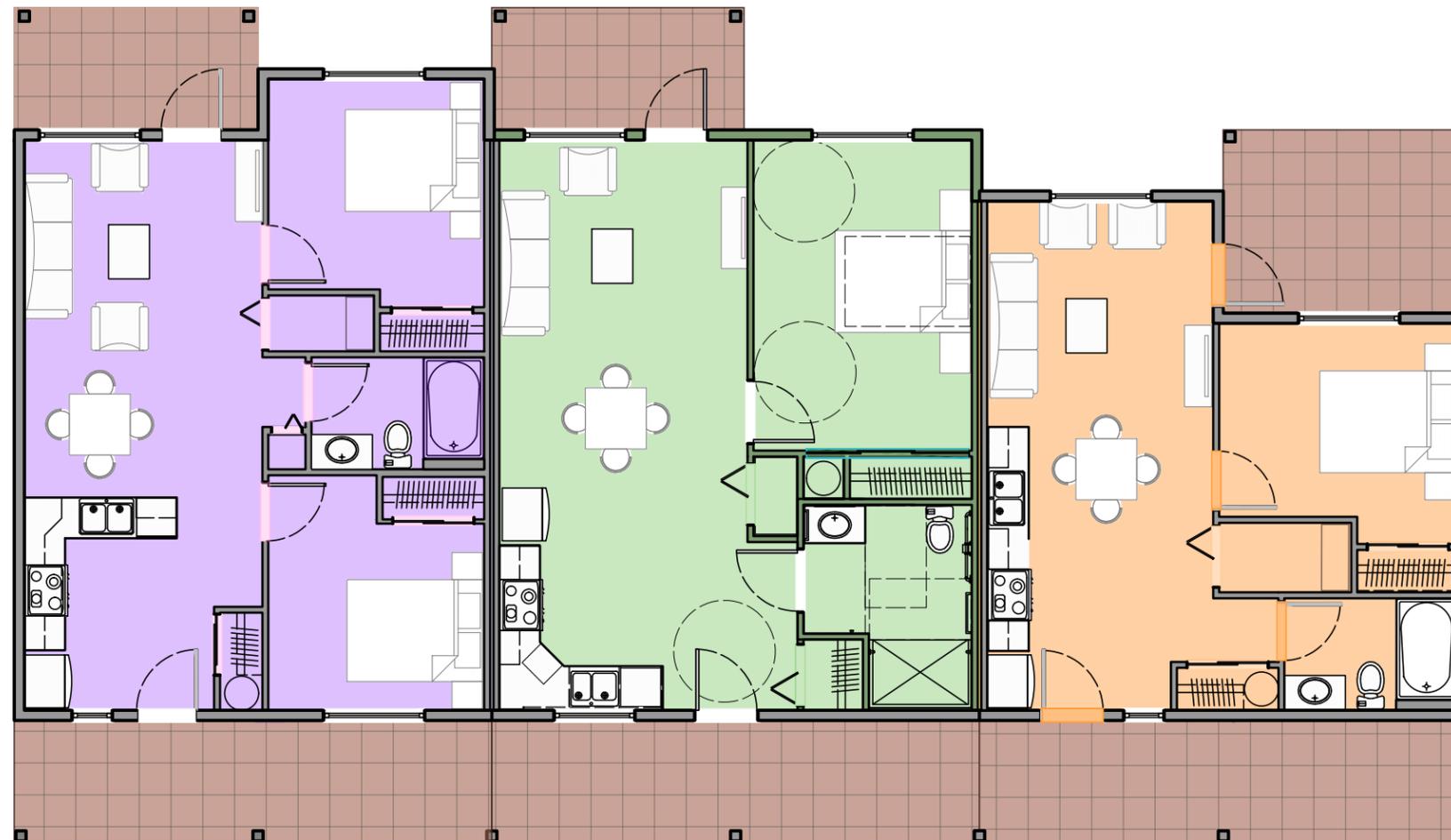
Unit Type D
 3 Bedroom
 Ground Floor: 65.0 sm
 Second Floor: 49.5 sm
 Total: 114.5 sm



Unit Type D
 3 Bedroom
 Ground Floor: 65.0 sm
 Second Floor: 49.5 sm
 Total: 114.5 sm

Unit Type E
 2 Bedroom
 Ground Floor: 46.41 sm
 Second Floor: 49.41 sm
 Total: 95.82 sm

Unit Type D
 3 Bedroom
 Ground Floor: 65.0 sm
 Second Floor: 49.5 sm
 Total: 114.5 sm



Unit Type B
2 Bedroom
Ground Floor: 64.59 sm

Unit Type C (Acc.)
1 Bedroom
Ground Floor: 66.54 sm

Unit Type A
1 Bedroom
Ground Floor: 51.3 sm

