

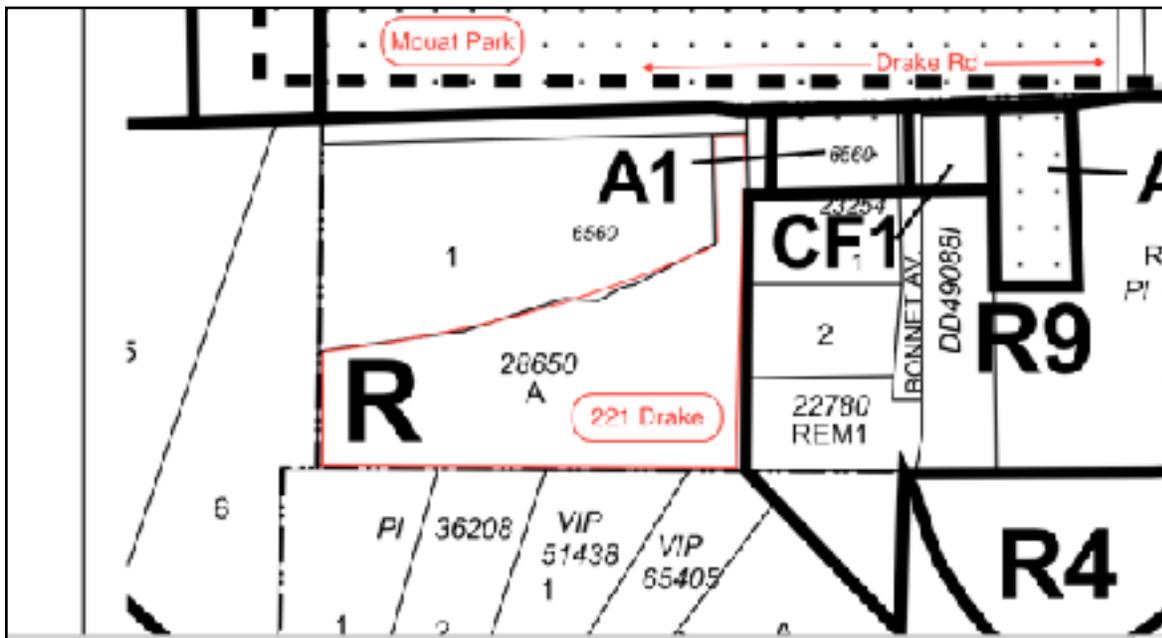


DRAGONFLY COMMONS - an Affordable Neighbourhood on Salt Spring Island

221 Drake Road

This is a proposed 30 unit eco-friendly small home development targeting affordable home rental for those in the workforce on Salt Spring Island. It was originally designed for home ownership but has been adjusted to affordable rental.

The property is a beautiful, undeveloped, secluded 10.53 acre parcel near the end of Drake Rd, past the Lions Hall. It has an impressive treed ravine, a charming pond with views of Ganges Harbour. It is a short walk into Ganges through Mouat Park.



The aim is to develop this property in such a way as to encourage a sense of community and stewardship of the land. We are aiming to offer these homes at rental rates that are substantially below market. We are partnering with IWAV, a non-profit organization. An Affordable Housing Agreement with the Local Trust Committee will be put in place to assure long-term affordability.



Initial renters and those on the waiting list will be pre-qualified utilizing a “means test” prioritizing Salt Spring workers.



After reviewing different building options, we have decided that modular homes will be the best for our project. It provides many advantages: design versatility (including the ability to add lofts), easier delivery, quick assembly of the structure, cost-effective, long-lasting, and an environmentally friendly construction method.

We will be offering 1-bedroom + loft 450 sq.ft. units and 2-bedroom + loft 650 sq.ft units. A community building is planned with a large meeting space, kitchen and laundry facility.

We have two high-yield wells which will satisfy all the water requirements, along with rainwater catchment for irrigation. We have an area on site set aside for septic. We are proceeding with rezoning - targeting the start of construction for the spring of 2019.



For more information see www.dragonflycommons.com or contact us at dragonflycommons@gmail.com

