

Boom seen in multi-family developments

Salt Spring realtors agree that population growth on this island is offset each month by numerous people leaving to find multiple-housing facilities elsewhere.

However, the trend is unlikely to continue should construction proceed on all of the potential multiple-housing projects planned for the island.

According to Islands Trust chairman and Salt Spring representative Nick Gilbert, four multiple-housing applications have recently been approved for rezoning, while three other projects were given the go-ahead some time ago.

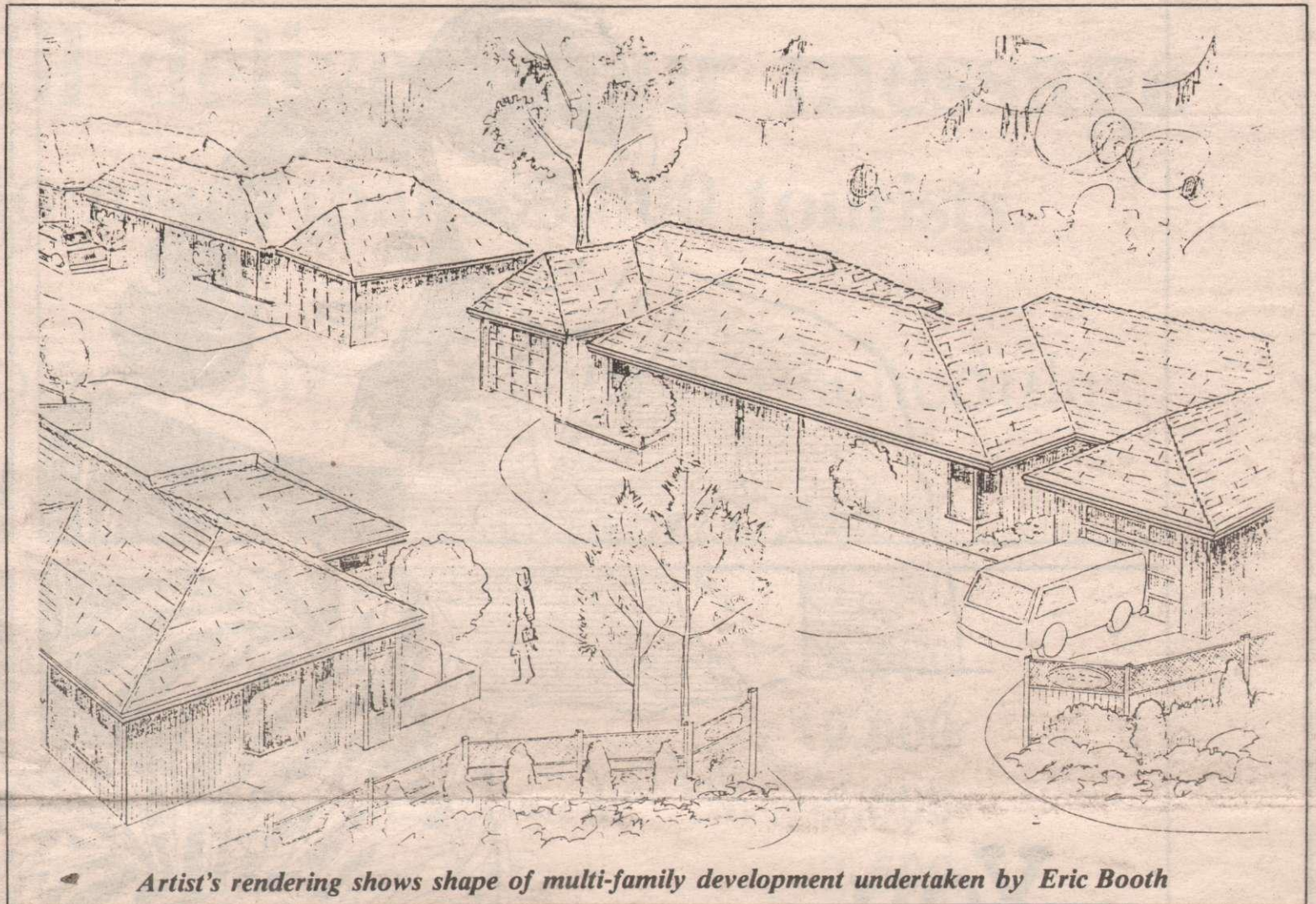
One project in the works is Park Place Estates, second off the mark after the Grace Point townhouse project. "The first 40 units are going to be snapped up," says Eric Booth of the Park Place Estates development.

Construction on Booth's housing plan, which involves six duplexes covering three lots formerly held by an auto-wrecking company, is scheduled to begin within the next two weeks. Phase one — three duplexes — should be completed by the end of August, and the final phase by the end of October.

The units will be "mid-priced" at \$110,000 to \$120,000 and oriented towards adults. Because Booth expects at least 50 per cent of buyers will be single residents, he is aiming to create an atmosphere of security; the complex will be fenced, with a single entrance; each unit will have enclosed garages leading directly into the home, and automatic doors.

The six duplexes will offer two layout designs. The larger units — covering 1,262 square feet — will contain two bedrooms. The other units, covering 1,204 square feet, will have one bedroom plus a study.

The units were designed in conjunction with Booth's uncle in Vancouver, who surveyed retiring Vancouverites in their housing preferences. For example, he presented a selection of five front doors and asked participants which they preferred. Much of Park Place Estates was designed according to these responses.



Artist's rendering shows shape of multi-family development undertaken by Eric Booth

The exterior design, Booth notes, differs from the Vancouver-stated preferences. In order to maintain a more natural look, Booth intends to use cedar siding and shingles, for example.

All services — including hydro, telephone and even sprinkler systems — will be installed underground to keep the area clear of lines. The lawns and gardens will be maintained; however, those wanting to use a small area for a garden will be able to do so.

Booth feels there are a number of people who do not want to

bother with maintenance at all. The units will cater to many individuals who are no longer capable or interested in maintaining a piece of property.

"I've a strong feeling about what's happening on the island," Booth says. He believes as many as two to four people a week are leaving Salt Spring because the island does not satisfy their housing needs.

And Booth is certainly not the only developer to note the apparent trend. As Gilbert suggests, the number of multiple-housing applications the Trust has re-

ceived is slightly "overwhelming."

Rezoning applications for multiple-housing developments approved recently cover the Grace Point townhouses (presently under construction), a piece of property adjacent to the Harbour House Hotel, and another across from Devon Lodge on Lower Ganges Road.

More recently, the Trust has given approval to Booth's project on the corner of Park Drive and Lakeview Crescent; a property adjacent to Pioneer Village; and to an area directly in the Ganges core, on McPhillips avenue. An-

other application, covering a site near Swanson's Pond, is awaiting further information.

A new zoning classification implemented by the Trust has lowered the allowed density from 15 units per acre to 10. A reduction of site coverage to 25 per cent has also assured some compatibility with residential areas, Gilbert says. Furthermore, he notes, all developers are faced with a 25-foot height restriction, preventing them from building multi-leveled complexes.

"It's still pretty rural in nature," he says of the development trend.

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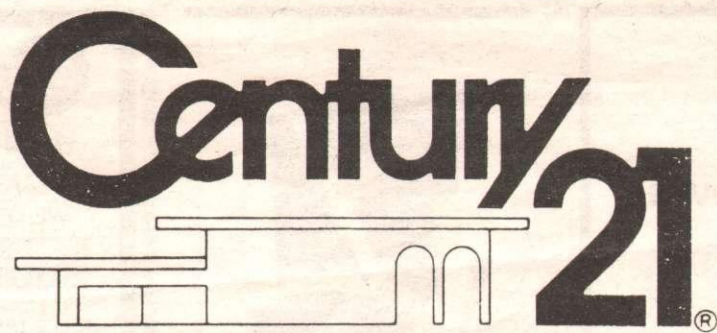
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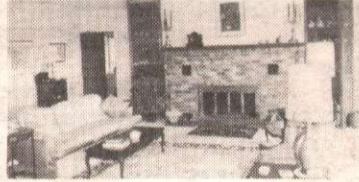
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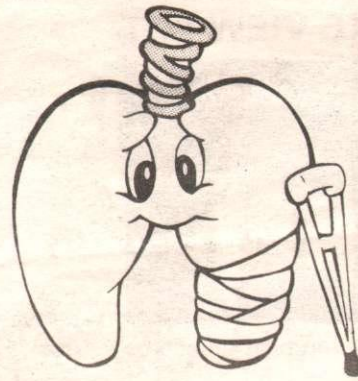
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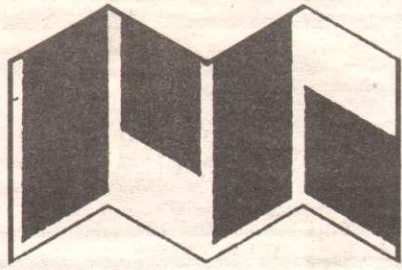
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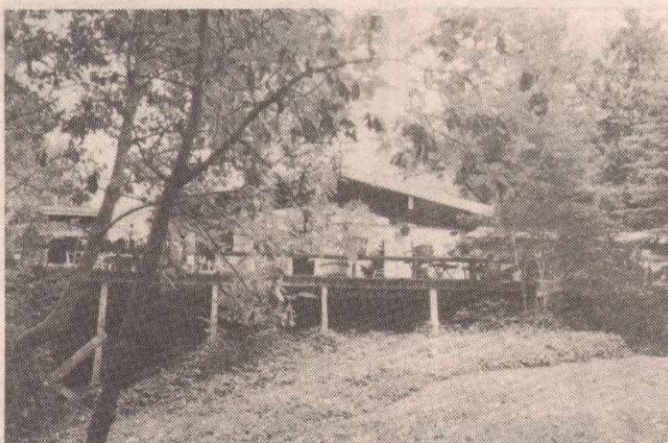
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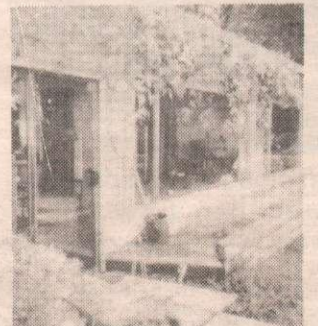
AN AFFORDABLE HOME THAT CATCHES THE ISLAND CHARACTER

At \$79,900 this home will appeal to almost everyone! It offers generous use of ceramic tile, the floors are beautifully done in pine, there are 2 fireplaces, a large family room, workshop, 2 bedrooms on the main level with room for 2 more down. The lot is .85 acre and drenched with sunlight. There is an excellent garden (fenced) and plenty of room for an orchard. This property is within easy walking distance of St. Mary Lake. Listed at \$79,900 and certainly worth seeing.

537-5833 KEVIN BELL 537-5537

MODERN WATERFRONT HOME IN MARACAIBO

This is a unique, subterranean home situated on 1.29 acres in the most desirable setting of Maracaibo Estates. Clean air perfumed by the ocean and evergreens. The home is 1600 sq. ft. with thermopane windows throughout and good use has been made of oak and maple. The modern kitchen boasts acrylic and oak cabinets, Jennair stove, a marble counter top for pastry baking, eating bar and superb views over Trincomali to Galiano, Mayne, Active Pass and much more. There is also an indoor hot tub room with a large acrylic tub. The two car garage also has workshop space. Peace and tranquility prevail in this very private area. All this and more (tennis, moorage, swimming, etc.) for only \$185,000.



Please call me for an appointment to view
537-5833 KEVIN BELL 537-5537

WATERFRONT HOME

- Sandy beach
- Very LOW bank
- Excellent moorage
- Wharf
- 2.21 acres
- 2000 sq. ft. home
- Ocean views from nearly all rooms
- Shake roof
- Well designed
- \$197,500

537-5833 KEVIN BELL 537-5537

MILLER & TOYNBEE REALTY LTD., Box 8, Ganges, B.C. V0S 1E0

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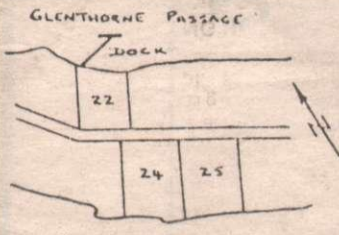
P.O. BOX 750 GANGES, B.C. V0S 1E0 PHONE (604) 537-5577

A PARK AS YOUR NEIGHBOUR

Here's a great opportunity to develop either a small hobby farm or just have a few chickens. This 10 acre parcel on a quiet cul-de-sac road with 1000 acre Ruckle Park as a neighbour slopes to the east and has a stream crossing the property. A driveway has been roughed in and some clearing done. \$59,900 MLS.

SECRET ISLAND

WATERFRONT OPPORTUNITY



This exciting parcel offers a purchaser or group of purchasers the advantage of owning three separate lots on this attractive recreation island just minutes by boat from Pender and Salt Spring Island marinas. Lot 22 has 90' of frontage and a deep water dock on sheltered Glenthorne Passage. Lots 24 & 25 adjoin having 200' of frontage on Captain Passage giving superb southerly views and sun. All 3 properties are nicely treed and are being offered at a package price of \$75,000 MLS.

PLUS THESE:

Three separate waterfront parcels on Secret starting at \$25,500. AND THIS AS WELL ...

A SECRET ISLAND HOLIDAY HIDEAWAY

This near new 3 BR vacation home on the sunny south side of the island enjoys superb views & has a lovely white shell beach facing directly into the sunsets. \$59,000 MLS.

THETIS ISLAND BED & BREAK-FAST OPPORTUNITY



Just a few steps away from the Govt. dock & ferry landing and a beautiful SW facing beach, is this large 5 BR home ideally suited for a B & B. There's a full master BR suite on the main floor (including a den), 4 BRs up with space for more. All on an easy care SW facing 1/2 acre lot with an easement access to protected moorage in Telegraph Harbour. \$79,000 mls.

THETIS ISLAND WATERFRONT

1200' frontage in Telegraph Harbour. The 9 ac. property is well treed and has sea views both east and west. Zoning is 2 acre min. so property has significant subdivision potential. \$149,500 mls.

ESCAPE AND BRING HORSES



Is what you can do at this wonderful private weekend retreat hidden away at the edge of over 1100' of tidal waterfront. Over 14 acres of flat arable acreage plus a year-round stream and a caretaker's cottage. Offers great hobby farm potential. 3 separate titles (9.37 acres of fields, 3.27 acres with houses, 1.73 acres of trees) allows you to immediately sell off surplus land. All for \$170,000 MLS. CALL DAVID - 653-4538

CALLING YOUR FAMILY



This contemporary post & beam home boasts over 2500 sq. ft. of spacious living, with 3 or 4 BRs, den, family room, energy efficient design, exceptional privacy, lovely views and many, many custom features. Ask for picture brochure.

SPRING HAS SPRUNG!



On this sunny level, arable 1/2 acre with over 14 fruit & nut trees, mature landscaping, many rhodo's, bulbs and shrubs. Backing on the 4th hole, you could keep your golf cart at home! This 2 BR. home features self-contained in-law suite (or rec room) and is beautifully cared for. \$112,000.

OH, THOSE VIEWS!



\$77,000 - This cosy cottage on 10 private acres enjoys superior views & paved access. Live in the cottage & build your DREAM HOME here.

GALIANO GOLFER WANTED!

To build a retirement home on this delightful level 1/2 acre overlooking the green. The private house site is nestled among large cedars. Very pretty. Tee-off from your backyard! \$21,000.

PENDER ISLAND LAKEFRONT

Serviced and competitively priced. Superb exposure, \$19,900.

SATURNA ISLAND:

WATERFRONT - \$39,500?

Yes, believe it! Park like, due south exposure and sunny and level. One of the few inexpensive waterfront properties available. View whales, freighters, marine activity from this lovely setting.

MAYNE ISLAND VALLEY VIEW

LOT ONLY \$11,900

This nicely wooded lot is situated above the road overlooking Village Bay Valley. It is serviced with piped water & power to the lot line, and is an easy walk from the ferry.



BERTH FOR SALE & HOME ON THE BEACH - \$159,000

Rarely is sheltered moorage with float under foreshore lease available. Home features 2 BRs, den, large fieldstone fireplace. Double carport and room for a studio, or additional guest quarters. SUPER VIEWS OF MARINE ACTIVITY & MILES OF BEACH! FOR FREE CATALOGUE CALL JAN 537-9894

SUN - GARDEN - COMFORT



\$69,900 MLS. - A happy combination not often found, this is truly a gardener's delight. Fruit and nut trees, garden plot plus a 3 BR. modular with a 12 x 24 family room equipped with airtight stove, many other benefits such as greenhouse, garage and workshop. Fully serviced property.

VEUVIUS - S.W. SUNNY

EXPOSURE - \$79,900 MLS.



One level living in sunny Vesuvius, 2 BRs., sun room, large screened porch, easy care garden, just in time to enjoy the 10' x 25' deck.

100 HILLS - \$119,000 MLS.

SPECTACULAR VIEWS



One of the few remaining view homes in this area. On private 1.36 acs. with 3 BR. house, liv. room with fireplace, patio doors opening onto deck, some appliances included.

24 ACRES WITH 980 FT.

OCEANFRONT

Great hobby farm potential, loads of firewood and good bottom land. \$125,000 MLS.

BUILDING LOT 1 ACRE

\$25,000 MLS. - This treed lot has some trees felled in preparation for a building site. On Maxwell water system. Close to village on Cranberry off Fulford-Ganges Rd.

OCEANFRONT "GEM"

SOUTHWEST EXPOSURE

\$175,000 MLS.



Located on over 1 1/2 acre. Views to Sansum Narrows in Vesuvius, over 130' frontage, walkway to oceanfront, mooring buoy, oceanside deck, winch & slipway for small boat. Cottage: well built with 1 BR. plus stair accessed loft, fireplace and super large entertainment deck. So peaceful and quiet, must be seen to be appreciated.

COUNTRY ESTATE?

YES, AND ONLY \$120,000 mls.



Situated on 1.30 ac. with pond, overlooking pastoral scene. House is of unique design over 2000 sq. ft. featuring large (23' x 19') living room with high ceiling, 3 BRs and many other features. For more info. or appointment to view, call SANTY G. FUOCO - 537-2773.

LAKEVIEW LOT

Now just \$25,000, nicely treed, 3/4 ac. view lot on a quiet cul-de-sac. Serviced and easily developed.

STEP OFF YOUR LAWN ONTO THE BEACH



Lowbank oceanfront with a brand new 2 BR. rancher with all living areas oriented to the water. \$148,000. CALL TONI.

DON'T MISS THIS!



An ideal small hobby farm of 4.5 acres with about 2 acres in fenced pasture. Very attractive open plan. 2 BR. and den home and a separate 600 sq. ft. studio/workshop. Great exposure, private, close to village. \$109,000. CALL TONI.

RELAXED SETTING, SUPERB

EXPOSURE



You'll enjoy the sunny quiet setting of this delightful island home. 2 or 3 BRs., large studio, separate workshop, large decks and plenty of covered storage. \$85,000. CALL TONI.

LOOKING FOR A FABULOUS VIEW? CHOOSE FROM THESE!

SUNSET DRIVE VIEW LOT - offering all the best, S.W. exposure, magnificent controlled oceanview, easy access, piped water system. Build your dream home in a prestigious residential area. \$79,900 mls.

ST. MARY LAKE PANORAMA - The best Woodland Dr. view available! 1344 sq. ft. on each of two levels. Excellent potential for a growing family or a suite on the lower level. Triple garage/workshop. \$109,000 MLS.

TRINCOMALI CHANNEL - The beach is right across the road. Five sunny acres, 1/2 pasture, 1/2 wooded, charming restorable farmhouse currently rented. 312' frontage. \$125,000 MLS.

DONNA REGEN, CGA

NEWLY CONSTRUCTED HOME PRIVATE, HEAR THE BIRDS SOUTH BANK DRIVE

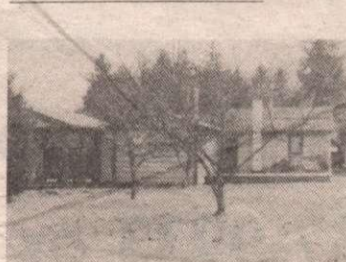
- 1100 sq. ft., one level
- 2 bedrooms
- step down living room
- warmth of cedar
- skylights
- Jacuzzi tub

\$87,200

For a private viewing or to discuss listing your home or property, please call Gary Greico: 537-5577 off. or 537-2086 home.



PARK DRIVE COTTAGE



It's an easy walk to town from this comfortable 1 bdrm. cottage. Recent improvements include new roof, carpets and paint. There are many old fruit trees to enjoy on this level, sunny lot. Asking \$45,900.

"THRONE WITH A VIEW"



of magnificent maples, fabulous ferns and shimmering salal. All on .65 of an acre. Easy walking distance to ferry, ideal for your "getaway". Asking \$16,900 mls. REDUCED TO SELL \$15,900.

GRACIOUS LIVING



Best describes this quality built 1 level home. The large kitchen was designed with a chef in mind, as it offers many amenities. There is a separate dining room, a family room, 3 bedrooms, 2 1/2 bathrooms, and more. Enjoy your morning coffee or your evening aperitif on your private south facing sundeck. \$168,000. For an appointment to view, please call HENRI.

TONI HOLMES 537-2758
DAVID DUKE 653-4538

SANTY G. FUOCO 537-2773
JAN MACPHERSON 537-9894

DONNA REGEN 537-2845
GARY GREICO 537-2086

HENRI PROCTER 537-4273