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Subject: Trust Policy Comments

Not sure about deadline for CRD comments. I have not been contacted directly. The following are my comments at this point:

Please take the policy view that 'unique amenities' are the natural environmental attributes of the Trust area. This does not mean that affordable housing, infrastructure and other amenities are not important or cannot be achieved, but they should be pursued within the framework and limits of our unique environmental and resource constraints (eg, water, waste disposal, transportation).

The priority for housing in the Trust area, given environmental, resource and infrastructure constraints should be affordable housing, not 'attainable housing', particularly since this latter term is undefined and suggests market housing. The affordable housing issue in the Trust area will not be solved by market development. The priority of scarce water and infrastructure in the Trust area should be for affordable housing. Market housing could still be granted if a significant number of affordable units are included in a development, significant amenities are being provided, or densities are being transferred from areas not suitable for development.

The definition of density in the proposed Trust Policy glossary in terms of Floor Area Ratio (FAR) should be omitted. It suggests that several dwellings could be built in areas that should not be upzoned (eg., drinking watersheds or groundwater recharge areas) and that multiple dwellings would be allowable as of right, rather than as a result of rezoning that should require affordability requirements or granted in return for defined amenities or density transfer.

I would hope that Trust Policy should be formally referred to elected CRD officials, including the Local Community Commission on Salt Spring.

FW: Trust Policy Comments

Regards,
Gary Holman
CRD Director, Salt Spring Island

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