

**From:** Darin Wick [REDACTED]  
**Sent:** Saturday, September 6, 2025 7:07 PM  
**To:** SSInfo  
**Cc:** ssitc@islandstrust.bc.ca  
**Subject:** Urgent: Objection to 154 Kings Lane Rezoning (PLRZ20250220) for Sept 11 LTC  
**Attachments:** Objection\_PLRZ20250220\_Wick\_20250906.pdf

Dear Salt Spring Island Local Trust Committee Staff,

Please find attached my formal objection letter to PLRZ20250220 (154-164 Kings Lane rezoning) for inclusion in the public record and distribution to the Committee ahead of the September 11, 2025, meeting. The letter addresses key concerns about density, safety, and community impacts. As I am unable to attend the meeting, I request that this written submission be considered in my absence.

Thank you,

Darin Wick  
[REDACTED]

Attachment: Objection\_PLRZ20250220\_Wick\_20250906.pdf

Darin Wick



September 6, 2025

Salt Spring Island Local Trust Committee  
Islands Trust  
200-1627 Fort Street  
Victoria, BC V8R 1H8

Via Email: ssiinfo@islandstrust.bc.ca (cc: ssitc@islandstrust.bc.ca)

**Subject: Urgent: Objection to 154 Kings Lane Rezoning (PLRZ20250220) for Sept 11 LTC**

**Re: Objection to Rezoning Application PLRZ20250220 (154-164 Kings Lane, Salt Spring Island)**

Dear Members of the Salt Spring Island Local Trust Committee,

I am writing as a resident of Salt Spring Island, a nearby neighbour to the subject property, and a concerned community member to strongly object to the rezoning application PLRZ20250220, which seeks to amend the Salt Spring Island Land Use Bylaw No. 355 to rezone the property at 154-164 Kings Lane from Residential 12 variant A (R12(a)) to Residential 13 (R13). This proposal would permit 50 affordable dwelling units, general office uses, and reduced minimum lot sizes for potential subdivision. While I support affordable housing on Salt Spring Island, this application's excessive density, deviation from the original seniors' housing intent, GISRA's history of disregarding local needs, risks to pedestrian and cyclist safety and traffic congestion for local families and the greater community, and lack of safeguards against a commercial sale make it inappropriate for the neighbourhood and contrary to the interests of our community.

### **Excessive Density Disrupts Community Character**

First, the proposed density of 50 units on a 1.44-hectare property is far too high for this residential neighbourhood, which is characterized by lower-density single-family homes and agricultural lands. The surrounding area includes Residential 6 (R6) and Agriculture 1 (A1) zones, and introducing such a large multi-family development would disrupt the existing character and overburden local infrastructure. The Official Community Plan (OCP) Bylaw No. 434 allows a maximum density of 37 units per hectare for affordable housing in the Ganges Village Upper designation, but even if the proposal technically complies (at approximately 34.7 units/ha), it ignores the practical impacts on the neighbourhood's scale and livability. The staff report itself notes that subdivision could make the proposal contrary to Islands Trust Policy Statement (ITPS) Policy 5.2.5 on efficient land use without exceeding density limits, highlighting the risks of this density increase. This threatens the quiet, community-oriented environment valued by local residents and families.

### **Bait-and-Switch Undermines Seniors' Housing Needs**

The 2018 rezoning (SS-RZ-2018.4) approved 48 affordable seniors' units for the "Meadowlane Affordable Seniors' Residential Facility," restricted to residents aged 65+ via a housing agreement. GISRA's failure to deliver Meadowlane, despite years of approval, undermines trust

in their ability to fulfill this new proposal. Now, GISRA seeks to retain the density gains while removing the seniors-only restriction, shifting to general “workforce” housing. This feels like a bait-and-switch, ignoring Salt Spring’s critical need for seniors’ housing, as documented in the Islands Trust Housing Needs Assessment (April 2025). The property’s proximity to Braehaven Assisted Living and Greenwoods Eldercare Society makes it ideal for seniors, who form a significant portion of our community. Shifting to workforce housing could divert resources from vulnerable elderly residents, contravening OCP Policy B.2.2.2.18’s preference for housing targeting local needs, and fails to serve the families and seniors who rely on accessible, community-focused housing solutions.

### **GISRA’s History of Disregard for Local Needs**

Furthermore, GISRA has a history of prioritizing select subgroups over the needs of local residents and the broader community. In 2022, GISRA leased 154 Kings Lane to BC Housing, which invoked Statutory Immunity to install temporary modular housing units for over 20 people in contravention of existing zoning, bypassing the need for a Temporary Use Permit (BC Housing letter, July 25, 2022). This temporary housing, still in place as of recent reports, has caused significant disruptions, including frequent police presence, loud yelling audible inside neighbouring homes, and a suspicious fire on August 18, 2023, which involved the building’s exterior, forced an evacuation, and was captured on a neighbour’s security camera showing a person fleeing after ignition (Salt Spring Island Fire Rescue report). These incidents have eroded the sense of safety for local residents and families, demonstrating GISRA’s disregard for zoning compliance and the immediate neighbourhood’s well-being. This pattern suggests GISRA prioritizes its own goals or those of a narrow subgroup, undermining claims that the proposed rezoning serves the greater community’s interests.

### **Pedestrian and Cyclist Safety Risks and Traffic Congestion for Families and Community**

Kings Lane is an established walking and cycling route providing safe access to the Ganges Village Marketplace, Lady Minto Hospital, and the Salt Spring Island Health Centre, relied upon by local seniors, families, and the greater community. Many seniors and families, including children walking or biking to school or amenities, depend on this route’s low-traffic, pedestrian-friendly environment. The proposed 50-unit complex, requiring at least 68 parking spaces per the Land Use Bylaw, will significantly increase vehicle traffic, endangering these users. Additionally, the influx of new residents could exacerbate existing congestion at the Blain Road and Lower Ganges Road intersection, a busy stretch with multiple access points to the Ganges Village Marketplace, leading to long wait times. This may push drivers to detour through Kings Lane, Scarf Lane, and Norton Road—residential routes not designed for heavy traffic—further compromising safety and livability for the broader community. Kings Lane lacks sidewalks or crosswalks, and without mandated infrastructure improvements (e.g., sidewalks, crosswalks, traffic calming), the development contradicts OCP Policy B.2.2.2.18(d) and (e), which prioritize safe walking, transit, or cycling links. Increased traffic could deter residents from using this vital route, reducing access to essential services and undermining Salt Spring’s active transportation goals. The property’s proximity to Agricultural Land Reserve (ALR) land also risks harming agricultural activities through traffic or runoff, impacting the greater community’s food security (ITPS Policy 4.1.6; OCP Policy B.6.2.2.19).

### **Risk of Sale to a Commercial Developer**

GISRA’s failure to develop Meadowlane raises serious concerns about their capacity to deliver the proposed 50 units, threatening the community’s trust in this project. The application’s request for subdivision (0.11 ha minimum lot size) and general “office” use (replacing medical/dental offices) increases the risk of GISRA selling the property—particularly the clinic lot—to a

commercial developer. The staff report lacks covenants to restrict sales to non-profit entities, and the broadened office use could attract for-profit buyers uninterested in affordable housing. The proposed housing agreement revision, which removes timing restrictions for housing construction, weakens oversight. If BC Housing funding (targeted for fall 2025) fails, GISRA could sell to recoup costs, as seen in other stalled Salt Spring projects, where funding and regulatory delays have risked developers abandoning or selling properties. This risks undermining OCP Policy B.2.2.2.6, which mandates affordable housing for density increases, and could lead to commercial development that prioritizes profit over the needs of local residents, families, and the greater community.

### **Recommendations to Protect the Community**

I urge the LTC to deny this application or impose strict conditions to safeguard local residents, families, and the broader community:

**1. Seniors' Focus and Approved Density:** Maintain the R12(a) zoning's seniors-only restriction and the approved 48-unit density to align with the original Meadowlane intent and Salt Spring's critical need for seniors' housing, as supported by OCP Policy B.2.2.2.18.

**2. Alternative Density Reduction:** If the seniors-only restriction is removed, reduce density to 30-35 units to mitigate impacts on neighbourhood character, infrastructure, and safety, aligning with ITPS Policy 5.2.5 and community expectations.

**3. Mandate Infrastructure Upgrades and Traffic Study:** Require sidewalks, crosswalks, and traffic calming on Kings Lane to protect seniors, families, and cyclists using this critical route to the Ganges Village Marketplace, Lady Minto Hospital, and the Salt Spring Island Health Centre. Conduct a traffic impact study to assess congestion at Blain Road/Lower Ganges Road and detour risks through Scarf Lane and Norton Road, ensuring compliance with OCP Policy B.5.2.2.6.

**4. Prevent Commercial Sale:** Impose a covenant prohibiting sale to commercial developers and restricting any subdivided lot (e.g., clinic) to non-profit or medical use. Strengthen the housing agreement to ensure all units remain affordable in perpetuity, with strict enforcement for the benefit of the community.

**5. Require Water Study:** Demand a comprehensive water supply study (per OCP Policy C.3.3.2.2) to confirm adequacy for all uses, given the NSSWD moratorium, to prevent delays that could prompt a commercial sale.

Salt Spring's housing crisis demands solutions that prioritize the needs of local residents, families, and the greater community while ensuring development accountability and preserving safe access to essential services like Braehaven Assisted Living, Greenwoods Eldercare Society, and the Salt Spring Island Health Centre. This proposal risks speculative commercial outcomes, fails to deliver on past promises, and threatens the community's quality of life.

Thank you for considering my objections. I request that this letter be included in the public record for the September 11, 2025, LTC meeting and all subsequent discussions related to application PLRZ20250220. I am available to discuss further if needed.

Sincerely,

Darin Wick