

**From:** Laura Patrick  
**Sent:** Sunday, August 1, 2021 1:18 PM  
**To:** AP D  
**Cc:** SSInfo  
**Subject:** RE: Affordable Housing Salt Spring

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I understand the urgency and I am equally frustrated with why it has taken so long to address. That said, I am pushing hard for action.

I have copied staff so that this trail of emails is on the record.

Laura

**From:** AP D [REDACTED]  
**Sent:** Sunday, August 1, 2021 12:59 PM  
**To:** Laura Patrick  
**Subject:** Re: Affordable Housing Salt Spring

Laura

I appreciate your willingness to discuss this subject, on a long weekend no less.

This problem has been ongoing for years, as the planning timeline shows.

As we "are actively working on it" and look at the timeline, I estimate

- 100's of families will be forced to vacate Salt Spring Island as their home as a result of the lack of affordable housing;
- 100's of families will live in substandard housing on Salt Spring as affordable housing is not available to them; and
- 100's of families choose not to consider Salt Spring as their home as affordable housing is not available.

Every month that we delay, more families are unable to consider Salt Spring as their home.

When it gets to the point where we can not get health care people because of affordable housing, it is time to be more than actively working on it.,

It will take over 2 years once preferential zoning is put in place for middle housing to be built.

We should not wait for more reviews. We recognize the problem. At least take one important step towards the solution now.

Why not propose a middle housing bylaw be adopted to accommodate affordable housing on 1 or more areas of our Island?

Please provide a copy of our correspondence to the appropriate Salt Spring Trust record.

Thank you  
A. Peter Dorazio

[REDACTED]  
[REDACTED]

On Sun, Aug 1, 2021 at 12:00 PM Laura Patrick <[lpatrick@islandstrust.bc.ca](mailto:lpatrick@islandstrust.bc.ca)> wrote:

The task force is actively working on that now!

**From:** AP D [redacted]  
**Sent:** Sunday, August 1, 2021 11:57 AM  
**To:** Laura Patrick  
**Subject:** Re: Affordable Housing Salt Spring

Laura

Thank you for getting back to me so quickly.

I followed the link that you provided but did not see much in the way of recommended bylaw changes which are needed to solve the affordable housing crisis (unless i don't know where to look).

A. Peter Dorazio

[redacted]

[redacted]

On Sun, Aug 1, 2021 at 11:37 AM Laura Patrick <[lpatrick@islandstrust.bc.ca](mailto:lpatrick@islandstrust.bc.ca)> wrote:

Thank you for sharing your observations. There is no doubt that current land use bylaws have contributed to the housing crisis. Please be aware of the housing action program and associated task force that is working to identify a prioritized list of actions to make meaningful changes. Here is a link to our planning project page where you can find out about the housing action and the closely related Ganges Village planning. Stay tuned for public engagement on these projects, which is in addition to

the federation Policy Statement engagement. <https://islandstrust.bc.ca/island-planning/salt-spring/projects/>

**From:** AP D [REDACTED]  
**Sent:** Sunday, August 1, 2021 10:39 AM  
**To:** Peter Grove; Laura Patrick; Peter Luckham  
**Subject:** Affordable Housing Salt Spring

We continually read as the Salt Spring Islands Trust tackles the serious problem of affordable housing and 2050 has identified housing as a priority. The Trust should look within as it is primarily responsible for the affordable housing crisis and yet often looks to others for solutions.

The problem starts with Trust zoning bylaws where there is a very significant number of properties which are zoned as 5 acres or more as a minimum lot size. These bylaws make land ownership very costly and the creation of affordable housing on that land unlikely.

Then, there are the bylaws of the Trust which allow only single family housing - there are almost no duplexes, triplexes, town houses, garden suites, or any dwelling over 2 stories, all of which would provide a reduced cost on the use of land for housing. These bylaws make building housing very costly, and with almost no provision for such middle housing which is generally the housing of the affordable category. Again, these policies make the creation of affordable housing unlikely. Also, housing for seniors is a similar problem less often talked about. These policies permit a no size limit sprawling house on a large lot but not other more affordable types of housing of less square footage on the same lot.

So, what we have is large-lot single family housing which is not affordable. Add to this the lengthy time, expensive cost, and risk to obtain new housing approvals from the Trust, all of which makes housing even less affordable.

This lack of diversity in Salt Spring Island properties provides for few options, except multi-million \$ homes. We complain about what we allowed to be created as very few low cost alternatives exist under the current bylaws.

Single people, couples, parents with young children, and seniors are struggling to find housing which meets their needs and resources, and which is causing people to leave Salt Spring. These people are needed for the business, health care, and community balance of Salt Spring, yet we are pushing them off on the Island. In order to correct this situation, bylaws are required to change to meet the challenges which face our community, including affordable housing.

Regulatory changes are needed where zoning currently only allows single-family homes. Other

regulatory changes are also required to make it easier to build more housing, including middle housing, that would fit the character of our neighbourhoods and meet the needs of our community. Today, our system promotes and makes it easiest to build the most expensive housing - single family homes on large heavily regulated properties at a high cost. Most people can not afford homes which are created by this process and the reason we have an affordable housing crisis.

Bylaw change is required now, and not of the temporary or band aid type of change which will create other problems in the long term. It is often said that there are other matters which require consideration in determining a housing mix. These other considerations are manageable as well.

Thank you for listening.

AP Dorazio