

From: Peter Grove
Sent: Tuesday, October 26, 2021 10:44 AM
To: Chantal Wilson
Cc: Laura Patrick; Peter Luckham; [REDACTED]; SSInfo
Subject: Re: Re the upcoming Meeting on Nov 9th Affordable housing solutions

Thanks Chantal. I am copying staff for the record

Peter

Peter Grove
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Sent from my iPhone

On Oct 26, 2021, at 10:14 AM, Chantal Wilson
<chantal@wilcoconstruction.ca> wrote:

<image001.gif>

Dear Laura, Peter and Peter

I have been a [REDACTED] resident of Salt Spring Island since [REDACTED], during that time we have run our construction company Wilco Construction Ltd. We have been employing hundreds of Salt Spring residents in the trades and service industry on the island in all this time, these past few years have proven

to be near impossible to keep Our team on Salt Spring Island due to the need for affordable housing, they are moving away, we are losing out workers.

We have workers [REDACTED]. until they simply move on because they cannot find affordable housing here on the island.

We need to solve this now.

Without a mix of residents we wont have a community.

One comment that I continually here is “we don’t want an island full of empty homes owned by rich people”.

Yet because of the restrictions put on us by the bodies that govern us here on ssi that's exactly what we will end up with. "Rich" people are the only ones

That can afford to live here, but without the residents who make up the heart of our island, who work in the service industry, we won't have a community we will

Just have an island left empty and void of its heart! And a community.

I believe there is a solution to every problem, this is no different, there is a solution. Rules that were put in place many many years ago about how

This island should be "protected" have to be revisited. It feels to me like there is a "no go" zone on visiting these outdated regulations. The island has

A "fear", that is just that, "false emotions appearing real" it doesn't make it real unless we believe it. I think the fear is that we are going to become a whistler but

Not if you bring in more affordable options, then it becomes a community.. It will become the thing we fear if we do nothing.

As our trustees we want you to challenge the system to "protect" our island not just its geography but its people too. All too often the "people" feel left out of this equation.

These need to be challenged and we look to you the Islands Trust to help us re build our community here on SSI.

I support allowing temporary use permits for secondary suites on single family properties. Never have I heard of so many people getting a visit from the

Bylaw enforcement officer to cease and desist use of a secondary suite, where are these people supposed to go, there is literally no where, this is not helpful.

Who do we need to lobby to rezone some land in the down town core to allow for affordable housing to be built. The only way affordable housing can be built

On this island without government assistance is if we rezone a single family lot to a triplex allowing for 3 homes on one lot! We did this in Nanaimo many years ago as the City Of

Nanaimo allowed for this rezoning in order to create more affordable homes for sale. It worked perfectly.. it can work here too, we have many large lots across from

The high school for instance, if someone was to approach these home owners, most of these home are currently long term rentals I believe, and buy up that property and

If the rezoning was allowed this could work, also park drive has a large lot on the corner but its also just single family, we approached the trust over 10 years ago to have it rezoned to

Allow 8 homes on it, as we had also done in Nanaimo, the answer then was you buy it and we shall see, needless to say we did not buy it and it still sits empty.

In Nanaimo the city actually looked for land for us to build multi family residences on, they helped us help them, can the trust do this hear?

We don't need a lot but we do need some affordable homes for sale and for rentals.

The Islands Trust is here to protect, my feeling is that it is doing a bang up job of protecting the land but not the people who reside here.

Its funny because being a business owner on Salt Spring we deal with the islands trust in our company all the time, many many businesses also have to abide by the trust

Regulations, however most of the business owners I speak too are struggling to keep their businesses from closes due to the mandates/regulations of the islands trust.

I have such a hard time seeing how trust regulations are "protecting" the island, it feels to me that our island is lost and adrift and it makes me sad to think that

Nothing changes year after year. Can we please make this year different, lets see what we can do if we all "adjust" our sails a little to make this happen.

This year must be about action. No more reports, studies, meeting, lets just take action.

I believe there has to be a solution and I believe that a temporary solution worth trying out is this temp use permits!

Make a new ruling that for a test period of 3 years anyone can apply for a temporary use permit to rent out for long term rental a secondary suite! Not with any

Attachments like "it has to be this or that" just a secondary suite.. this will do so many great things, it allows people to have an affordable rental home, so that

They can stay on the island and work for the business and people here and it gives the home owner a supplemental income so that they too can afford to keep

Their own homes. It's a win win on so many levels. This permit can be renewed each year, a small fee can be collected as we continue to figure out how

To permanently create affordable homes here on SSI. This is temporary but it could be implemented now and take effect before the end of the year!

Thanks once again to you all, I know this is a tough job you have, I know you've heard from me many times before on this topic, but I hate to give up on our island.

I just think we have to look at this problem from a different angle. If we cant solve this problem we will lose our community for sure.

Lets take action today?

Chental

Chental Wilson

Owner

Accounts Receivable

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