

On 11/8/2021 8:03 PM, Jason Mogus wrote:
Hello there,

Please find Salt Spring Solutions' delegation letter re: the housing task force being considered at your Tuesday, Nov 9 meeting.

The letter is [here as a google document](#). I have also pasted the same letter below.

I will be in attendance in person to speak to this.

Thank you.

Jason Mogus



November 9, 2021 – Salt Spring Solutions Delegation to LTC

Re: Housing Action Program and Secondary Suites

Housing Action Program

As the Trust is well aware, our community organization Salt Spring Solutions (SSS) has been working to raise the profile of and find solutions to our community's workforce housing crisis for many years now. Recent interest in the issue has been unprecedented, from last week's cover story in the Driftwood about the significant and costly struggle of island businesses, to the CBC in Victoria covering Salt Spring housing stories. Our housing petition continues to grow every week imploring the Trust to roll up its sleeves and get to work on this issue.

Therefore we are excited to see the recommendations from the Housing Task Force. SSS is fully in support of the Housing Task Force's August 2021 recommendations. We hope this is only the beginning of changes to come but are pleased the Housing Task Force has taken its mandate of responding to the crisis seriously and with urgency by identifying a series of immediate actions while they continue to review other actions.

We will continue to stress the urgency for action from the LTC on land use-based solutions to the Housing Crisis.

We do not believe that the Housing Task Force or LTC are moving too fast. We understand that finding immediate relief mechanisms as well as longer-term solutions *is* the purpose of the Housing *Action* Program, “action” being operational word included very intentionally by the LTC. Many of the solutions being discussed and/or proposed are already known, have been studied by the Islands Trust over the past 18 years and have demonstrated success in comparable jurisdictions.

SSS will support swift, pragmatic and effective actions made by the LTC, and we encourage you to finally begin this task in earnest.

On Secondary Suites

Of particular interest to our organization, is moving forward the Housing Task Force’s recommendation for allowing secondary suites island-wide if adequate water supply through a community system, well or rainwater catchment is confirmed. We have studied and advocated for this since 2018. This is the most broadly supported, ecologically-friendly and economically feasible affordable housing solution that would have the most wide-reaching and longest lasting impact in our community.

As you know, the original Bylaw 461 was a good housing solution approved by the LTC but was ultimately almost entirely hamstrung by the unexpected and inflexible water moratorium imposed by North Salt Spring Waterworks District. The NSSWD moratorium effectively whittled down the nearly 1,600 parcels where secondary suites **could** have been allowed to something closer to 300 parcels – which works out to less than 20% of the amount intended by the LTC. A reminder, that was 8 years ago when the workforce housing crisis was even less severe than it is today.

The staff recommendation on suites before the LTC today is to direct staff to review the Housing Task Force’s recommendation on suites and report back to the LTC on a bylaw amendment. We implore the LTC to act on this with the same urgency as the Housing Task Force has acted. Please approve and prioritize this action so that a bylaw amendment can come before the LTC in January – not February, March, April or beyond.

On Local Government Act Amendment Opportunity

We also ask that the LTC determine how it can make use of the recently announced amendment to the Local Government Act that will “remove the default requirement for local governments to hold public hearings for zoning bylaw amendments that are consistent with the official community plan.” Our OCP policies already enable secondary suites and many other housing solutions that have not been properly translated into the Land Use Bylaw. This new Local Government Act amendment is specifically being adopted to help implement OCP housing policies quicker and more effectively – let’s do that!

Thank you for your consideration.
Jason Mogus, board member, Salt Spring Solutions.