



Islands Trust

AGENDA

SALT SPRING ISLAND GANGES VILLAGE AREA PLAN TASK FORCE

Date: Thursday, June 17, 2021
Time: 10:00 AM – 12:00 PM
Location: Zoom conference

- 1. Call to Order** 10:00 AM
 - 1.1 Member Roll Call
 - 1.2 Approval of Agenda
 - 1.3 Approval of Draft Minutes for April 15, 2021 (Attached)
 - 1.4 Approval of Draft Minutes for May 20, 2021 (Attached)

- 2. Status on Project (PPT)** 10:05 AM
 - 2.1 Study area boundary (for TF edits prior to community review)
 - 2.2 Vision Statement (for TF edits prior to community review)
 - 2.3 Public engagement process (business such as Windsor Plywood)

- 3. Roundtable Discussion** 10:25 AM
 - 3.1 Plan for tour (information-gathering only per LGA)
 - 3.2 Prior efforts (Sebastian Moffatt)
 - 3.3 Area Plan Discussion

- 4. Adjournment** 12:00 PM

Attachments

Attachment 1 – Draft Ganges Area Plan Study Area Boundaries
Attachment 2 – Draft Vision Statement



Salt Spring Island Local Trust Committee Ganges Village Planning Task Force

Date: Thursday, April 15, 2021

Location: Electronic Meeting

Members Present: Bob Mackie
David Dunnison
Eric Booth
Jenny McClean
John Gauld
Kris Plambeck
Mike Best
Robin Jenkinson
Sebastian Moffatt

Regrets: None

Absent: None

Staff Present: Stefan Cermak, Regional Planning Manager
Louisa Garbo, Island Planner
Geordie Gordon, Planner 2
Daniela Murphy, Legislative Clerk & Recorder
Rob Pingle, Planning Team Assistant

Others Present: None

These minutes follow the order of the agenda although the sequence may have varied.

Planner Garbo called the meeting to order at 11:01 a.m.

Planner Garbo welcomed staff and Task Force members and acknowledged that she was attending this meeting from the Lək̓ʷəŋən territory and expressed her gratitude.

1. APPROVAL OF AGENDA

Planner Garbo presented the agenda for adoption.

By general consent the agenda was adopted.

2. BUSINESS ITEMS

2.1 Introduction of Members and staff

Planner Garbo coordinated the introductions.

2.2 Election of the Chair and Vice-Chair

Legislative Clerk Murphy announced the election procedures, and opened the floor for nominations for the position of Chair.

Member Best was nominated, and declined the nomination.

Member Gauld was nominated, and declined the nomination.

Member Moffatt was nominated, and declined the nomination.

Member MacKie was nominated, and declined the nomination.

Member Dunnison was nominated, and declined the nomination.

Member Plambeck was nominated, seconded, and declined the nomination.

Member Jenkinson was nominated, seconded, and accepted the nomination.

Legislative Clerk Murphy called three times for further nominations. Hearing none, she declared the nominations closed. Member Jenkinson was elected Chair by acclamation.

Legislative Clerk Murphy then opened the floor for nominations for the position of Vice-Chair.

Member Moffatt was nominated, seconded and accepted the nomination.

Member Best was nominated, seconded and accepted the nomination.

Planning Team Assistant Pingle created a Zoom poll to allow the members to vote in the same manner as a "secret ballot". Planning Team Assistant Pingle confirmed that all votes were accounted for.

Member Best was declared the successful candidate for Vice-Chair.

2.3 Acceptance of Work Plan

Planner Garbo explained the Work Plan to members.

There were questions about the scope of the project.

There was a question about the timeline of the project, including critical points and milestones.

There was concern that work would not be completed before the next Local Trust Committee election in the Fall of 2022, and continuation of the project with the new LTC.

There was a request to understand the results of the Ganges project in 2007, and what has been implemented as a result of those findings. Desire was expressed for a status report to be provided to the Task Force.

IT was MOVED and SECONDED,

That the Ganges Village Planning Task Force commission a report on the status of the 2007 OCP, including but not limited to:

- i. 2007 OCP items that have been implemented;
- ii. 2007 OCP items that are still being implemented;
- iii. 2007 OCP items that are planned for implementation; and
- iv. 2007 OCP items where implementation has been cancelled or otherwise deferred along with causal conditions or rationale for any such delay or cancellation.

CARRIED

2.4 Task Force Members Orientation

Legislative Clerk Murphy provided an orientation session for task force members.

There was a concern raised about Task Force members not being able to discuss Task Force items outside of a scheduled meeting, given that meetings only occur once a month. Staff advised that should Task Force members meet outside of the scheduled time that:

- there must be no quorum (quorum being 50% of the members);
- the discussion be disclosed to all members at the next meeting; and
- the unscheduled meetings do not occur regularly.

2.5 Administrative Report

By general consent, the material provided was received.

2.6 Quick Roundtable Wrap-Up

Chair Jenkinson asked members to share a word that reflects what they would like to see in Ganges. The following words were shared:

Pleasant, Healthy, Sustainable, Growth, Masterpiece, Complete-community, World-Class, Well-planned, Inspiring, Connected

3. ADJOURNMENT

By general consent, the meeting adjourned at 12:02 p.m.

Robin Jenkinson, Chair

CERTIFIED CORRECT:

Daniela Murphy, Recorder

DRAFT



Ganges Village Area Planning Task Force

Date: Thursday, May 20, 2021

Location: Electronic Meeting

Members Present: Robin Jenkinson, Chair
Mike Best
David Dunnison
John Gauld
Bob Mackie
Jenny McClean

Staff Present: Louisa Garbo, Island Planner
Geordie Gordon, Planner 2
Kristine Mayes, Planner 1
Rob Pingle, Planning Team Assistant
Sarah Shugar, Recorder

These minutes follow the order of the agenda although the sequence may have varied.

1. CALL TO ORDER

The meeting was called to order at 10:05 a.m.

R. Jenkinson and B. Mackie and joined the meeting at 10:08 a.m.

1.1 Approval of the Agenda

By general consent, the agenda was adopted.

2. PREVIOUS MEETINGS

2.1 Draft Minutes of the April 15, 2021 Meeting

The draft minutes of the April 15, 2021 meeting were not circulated prior to the meeting.

By general consent, the minutes of the April 15, 2021 Ganges Village Area Task Force meeting were tabled to the next meeting.

3. ACCEPTANCE OF GVAPTF WORK PLAN

Planner Garbo presented the draft Ganges Village Area Plan Task Force Work Plan.

In discussion the following items were noted:

- There was a suggestion for the task force to make preliminary recommendations to the Local Trust Committee prior to the next Local Trustee elections.
- Concern was expressed regarding the Ganges Village Area Task Force Timelines chart and the focus on development of a draft area plan. There was a suggestion for an approach that allows for broader outcomes that are in line with the objectives of the task force.
- Support was expressed to accept the draft work plan to move forward during the current Trustee terms.
- There was a comment that there is a social crisis on Salt Spring Island due to the lack of affordable housing and a vision statement can be developed within the framework of the work plan.

It was MOVED and SECONDED,

That the Ganges Village Area Planning Task Force accept the draft Ganges Village Area Plan Task Force Work Plan and the draft Work Plan Timeline.

CARRIED

4. Status on 2007 Report

Planner Garbo presented a review of the 2007 Ganges Village and Harbour Official Community Plan Review Focus Group report.

In discussion the following comments and questions were noted:

- Gratitude was expressed to staff for the review of the report.
- There was a comment that the task force orientation could take a few months.
- There was a comment that it is important for the task force to understand what the Local Government Act states regarding jurisdiction. The task force cannot set policies that are not within Islands Trust jurisdiction.
- There was a suggestion to have focus groups look into sections on the 2007 report. Planner Garbo reported there is a Terms of Reference for the task group. The task group is an advisory group to the Local Trust Committee and must work within the Terms of Reference.
- There was a suggestion that the task force should address the design work for Ganges Village planning.

5. AREA PLAN FRAMEWORK (PPT) EXAMPLES OF AREA PLAN PROPOSED GVAP STUDY BOUNDARY DISCUSSION OF GVAP FRAMEWORK

Planner Garbo presented a Ganges Village Area Plan Framework including examples of a variety of community area plans and the following items were highlighted:

- Name of the Area Plan: Staff suggest a name to commemorate First Nations history “Shiya’hwt (Ganges Village) Area Plan 2022-2052”.
- Content of the Area Plan including an introduction, objectives and policies and an implementation program.

- The Ganges Village Project including the public engagement framework is available on the Islands Trust website.
- A request for proposals is in process for a consultant to lead the public engagement process.

6. ROUNDTABLE DISCUSSION

In discussion the following comments and questions were noted regarding the Area of the Ganges Village Area Plan:

- There was a request for Planner Garbo to circulate the PowerPoint presentation and community area plans to members for review.
- There was a question regarding how would the task force address transportation in the plan considering that transportation is within the jurisdiction of the Ministry of Transportation and Infrastructure (MOTI).
- There was a comment that Fulford-Ganges Road is classified as a major highway and MOTI has not accepted traffic calming measures in the past.
- There was a question regarding whether the village core boundaries can be adjusted. Planner Garbo reported this is a proposed study area and the boundaries can be adjusted
- There was a question regarding the process/methodology for how the area boundaries were determined. Staff will provide notes regarding the process.
- There was a suggestion to expand the village urban core area to include the Moby's area.

In discussion the following comments and questions were noted regarding the Content of the Ganges Village Area Plan:

- There was a suggestion to include wording regarding liveability and connectivity.
- There was a suggestion to address equality, inclusivity, and sharing.
- There was a comment that it can be challenging to address issues due to local government jurisdiction on Salt Spring Island. In the past, excellent visioning has not been implemented due to the governance system. The local government entities do not have the capacity to address visioning. Support was expressed to focus on the land use issues such as housing in Ganges.
- Support was expressed for collaboration between Islands Trust and Capital Regional District senior staff.
- There was a suggestion to look for innovations to expand the local government jurisdictions through collaboration that would include senior staff and local Trustees.
- There was a comment that Ganges Village is within a watershed and a groundwater study is needed to inform the plan.
- Request staff to provide a list of Technical Working Group (TWG) members to the Task Force members. Planner Garbo will circulate the TWG membership list to members.
- There was a comment that the task Force work will not be done in isolation.
- There was a question regarding whether the public engagement consultant is a local firm. Planner Garbo reported a Request for Proposals (RFP) for a consultant to lead the public engagement process is in progress.
- There was a suggestion to have a walking meeting to tour the Ganges Village Area. Staff advised there would need to be staff present at a site visit as decisions need to be recorded. Staff will provide potential dates for a site meeting.

- There was a suggestion to consult the 2020 Healthy Cities Research Initiative assessment as part of a site meeting to organize ideas. Chair Jenkinson will share the link to the assessment tool.
- There was a question regarding whether staff drafted the RFP for the public engagement consultant. There was a suggestion for the task force to have input. There was a suggestion to give preference to firms that have experience with waterfront non-municipality communities. Planner Garbo reported the RFP is an administration function that is a standard procurement process that does not include the Local Trust Committee and/or the Task Force.
- There was a question regarding whether the RFP for the consultant was advertised on the BC Bid website. Planner Garbo reported the RFP was posted on the BC Bid website.
- There was discussion regarding whether the task force will take a leadership role or be a supportive role and there was a suggestion that the task force strike a balance between leadership and supportive roles.
- Support was expressed for the task force to present a vision for the local government entities to participate in.

In discussion the following comments and questions were noted regarding the Vision of the Ganges Village Area Plan:

- The vision statement as the potential to empower the community including the politicians.
- Development of a vision could be an exercise that would include intensive research with stakeholders. Planner Garbo will circulate the public engagement plan to task force members.
- Chair Jenkinson called for members to share their vision for the Ganges Village and the following comments were noted:
 - A walkable Ganges;
 - Housing in the village core;
 - Densify Ganges in a well-planned manner;
 - Need to support the disadvantaged groups;
 - Prevent urban sprawl;
 - Define a Ganges Village Proper area to densify housing;
 - Harmony;
 - Inclusivity;
 - Leadership. Ganges should represent the best of villages for all of the Islands within the Islands Trust Area. Other islands look to Salt Spring for leadership. To provide guidance on common issues;
 - Densification;
 - Convenience;
 - Live/work zoning;
 - Safety and security;
 - Healthy, diverse community;
 - Restore the historical values of First Nations, housing and freshwater;
 - Supportive to families;
 - Provide green spaces;
 - Ganges as an identity – Ganges is our village;
 - A recognized Arts community. The built environment should compliment the natural experience “Masterpiece Ganges”;

- Passenger ferry service;
- Bicycle friendly;
- Community college within the Ganges core for all ages;
- Camping within a walkable distance; and
- Public spaces.

It was MOVED and SECONDED,

That the Ganges Village Area Planning Task Force request Member Moffat to provide a presentation regarding the 2007 Ganges Village and Harbour Official Community Plan Review Focus Group at the next meeting.

CARRIED

7. ADJOURNMENT

By general consent the meeting adjourned at 12:02 p.m.

Robin Jenkinson, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder

- Commercial node - Merchant Mews, other commercially zoned property that may be relevant to consideration of availability of commercially zoned land within Ganges.
Also contains General Employment areas for greater intensity uses (light industrial, etc.)

Evidence of "leapfrog" development over agricultural areas

Agricultural zoned land

- OCP Policies support intersection of Robinson and Long Harbour Rds as further growth area for General Employment zoning.

Two current re-zoning applications to permit commercial/general employment uses - boat building/repair and a bakery

Agricultural zoned land buffers much of the area surrounding Ganges.

Area of significant residential build out, with potential remaining

Multiple affordable housing projects in operation or under consideration/application.

Historical core area of commercial development and activity

666.6 0 333.3 666.6 Meters

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1: 13,121



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

April 29, 2021

LEGEND

- STUDY AREA BOUNDARY
- CONTAINMENT BOUNDARY
- VILLAGE BOUNDARY

