

AGENDA

GANGES VILLAGE AREA PLANNING TASK FORCE

	Date: Time:	Thursday, May 19, 2022 10:00 AM	
	Location	: Salt Spring Island Baptist Church - Lower Hall, 520 Lower Ga	nges Road
1.	ELECTION OF	CHAIR/VICE CHAIR	10:00 – 10:10
2.	AGENDA		10:10 – 10:15
	2.1. Approval c	of Agenda	
3.	MINUTES OF	PREVIOUS MEETINGS	10:15 – 10:20
	3.1. Draft minu	tes of the May 4, 2022 – HAPTF Meeting – For adoption	Page 2
4.	ADMINISTRAT		10:20 – 12:00
	4.1. Workshop	Summary – For Review	Page 5
	4.2. Work Prog	ram – For Discussion	Page 33
	4.3. Ideas Wor	kshop – For Information	Page 34
5.	OTHER BUSIN	NESS - NONE	
6.	ADJOURNME	ΝΤ	
AT	TACHMENTS		

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1. Task Force Resolutions



Ganges Village Area Planning Task Force Meeting Minutes

Date:	Wednesday, May 4, 2022
Location:	Baptist Church, Lower Level Meeting Room 520 Lower Ganges Road, Salt Spring Island
Members Present:	Jenny McClean, Acting Chair David Dunnison Bob MacKie Martin Ogilvie
Regrets:	Robert Steinbach Jennifer Maksymetz John Gauld
Resignations:	Francine Carlin
Staff Present:	Rob Pingle, Recorder
Others Present:	Laura Patrick, Local Trustee

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

Acting Chair McClean called the meeting to order at 5:00 p.m. and acknowledged the meeting is being held in Coast Salish First Nations treaty and traditional territory.

1. AGENDA

By general consent, the agenda was adopted.

2. MINUTES OF PREVIOUS MEETING

2.1 Approval of Draft Minutes for April 21, 2022

It was MOVED and SECONDED,

That the minutes of the April 21, 2022 Ganges Village Area Task Force meeting were adopted.

CARRIED

3. ADMINISTRATIVE UPDATE

Planner Gordon spoke to the staffing changes in the office. He noted that rotating chair is not permissible due to the terms of reference and Bylaw for APCs. He explained that a minute taker

could be appointed for the Wednesday evening meetings from within the Task Force to reduce pressures on the office staff and budget.

4. OTHER BUSINESS

4.1 General Discussion

In discussion the following items were noted:

- The ability to maintain commercial and residential activities within a single property is difficult for the landowner.
- The expansion of General Employment to allow for more residential uses within the village.
- The existing OCP encourages residential use in Ganges.
- The project could work towards amending Development Permit Area 1 Island Villages.
- Pedestrian circulation is currently in the guidelines and discussion on how it can be implemented could be part of the discussion.
- Improvement of pedestrian access and green spaces is highlighted in the Ganges Gathers Engagement Summary.
- The identity of Ganges is hard to pin down but people are very connected to their personal vision of it.
- Commercial development and the requirements for parking should be addressed.
- The ability for the harbour walk to have commercial spaces.
- The ability for the harbour walk to go all the way to Moby's.
- The Emerging Vision from the workshop summary.
- The need to include the water elements and that it is a working harbour within the vision.
- The possibility to shorten the vision statement.
- The possibility to include education aspects within the vision.
- The ability to build buildings up to 4 to 6 stories for dwellings.
- Tourists draws such as the art galleries and Saturday Market.
- The lack of events and museums.
- Continued engagement with the Housing Task Force and establishing engagement with the Transportation Commission.
- A bypass of the Ganges core.
- Membership of the technical working group and what questions they can address.
- As an example, could the possibility of a walkable Ganges be addressed by the technical working group.

5. ADJOURNMENT

The meeting adjourned at 6:50 p.m.

Jenny McClean, Acting Chair

CERTIFIED CORRECT:

Rob Pingle, Recorder





MAY 2022

Ganges (SYO<u>W</u>T/Shiya'hwt) Village Area Plan Task Force





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Introduction

On March 26th and 27th, 2022, members of the Salt Spring Island Ganges Village Area Plan Task Force gathered for a two-day team workshop facilitated by Ahne Studio.

The workshop began with an overview presentation of the first phase engagement process and the draft themes that emerged from the community's input. Through a series of activities, the group co-created a draft vision, developed a set of goals, and identified a boundary for the Area Plan.

The ideas, perspectives, and experiences of the group were captured using sticky notes and refined in real time using a virtual whiteboard. The following pages outline a revised version of the input that was shared. The verbatim notes from the workshop boards can be found in the Appendix.





Task Force members combined their perspectives with input from the community, to develop an emerging vision and set of goals.

Issued: May 2022



Emerging Vision



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Ganges is the beating heart of Salt Spring.

The village nurtures local and global connections by fostering a welcoming, diverse, healthy, and creative community.

The village acknowledges its diverse legacy grounded in Indigenous roots. With small town values of respect, kindness, and safety, Ganges flourishes and regenerates in the face of sea change.



Lenses

The Task Force identified four lenses through which Area Plan policies should be developed and evaluated: Arts, Culture, and Heritage, Environmental and Community Wellbeing, Economic Resiliency and Vibrancy, and Reconciliation and Equity in Planning.



Arts, Culture, and Heritage

Environmental and Community Wellbeing

Economic Resiliency and Vibrancy

Reconciliation and Equity in Planning



Emerging Goals



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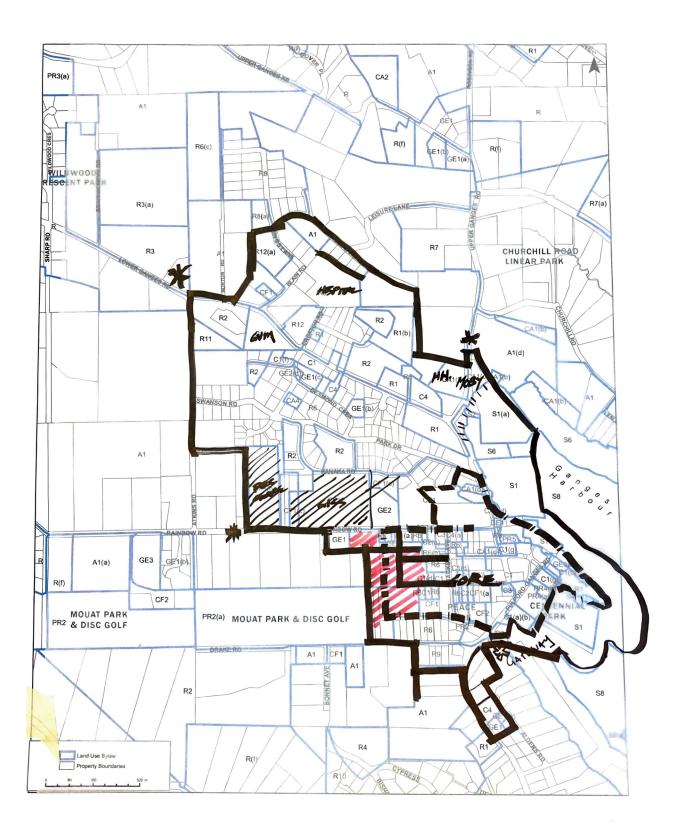
- 1. Connect community services and amenities through a walkable, accessible, and safe network.
- 2. Create a village that is transportation-friendly, balancing the interests of all users, commercial activities, and enhancing safety for all.
- 3. Ensure that village character reflects the soul of the Island, with funky, vibrant, authentic, and cohesive approaches to planning and design.
- 4. Increase the supply of safe, affordable, and special needs housing, supporting a diversity of lifestyles living in the village core.
- 5. Prioritize infrastructure that evolves to address the needs of a thriving village.
- 6. Foster a vibrant year round economy that promotes and celebrates local businesses and services, encourages entrepreneurial spirit, and sustains a robust, local workforce.
- 7. Ensure that the village is inclusive and welcoming to all.
- 8. Commit to genuine reconciliation through village planning processes and elevate equity in planning decisions.



Draft Area Boundary



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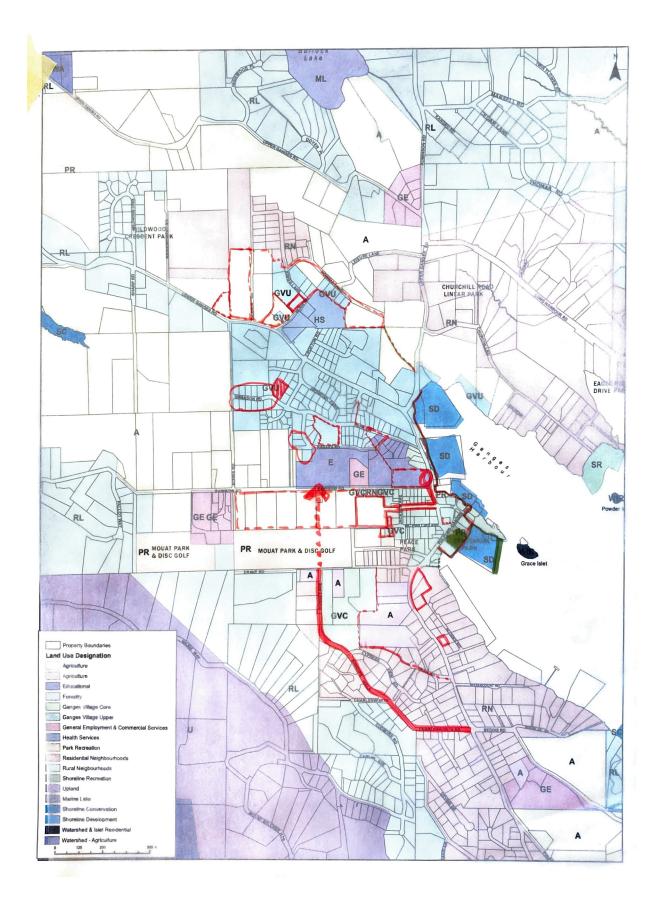




Early Explorations



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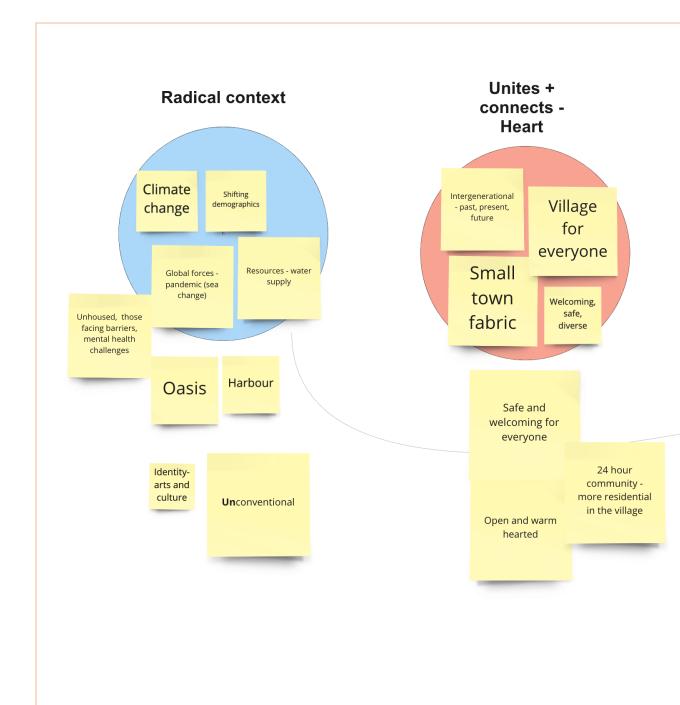




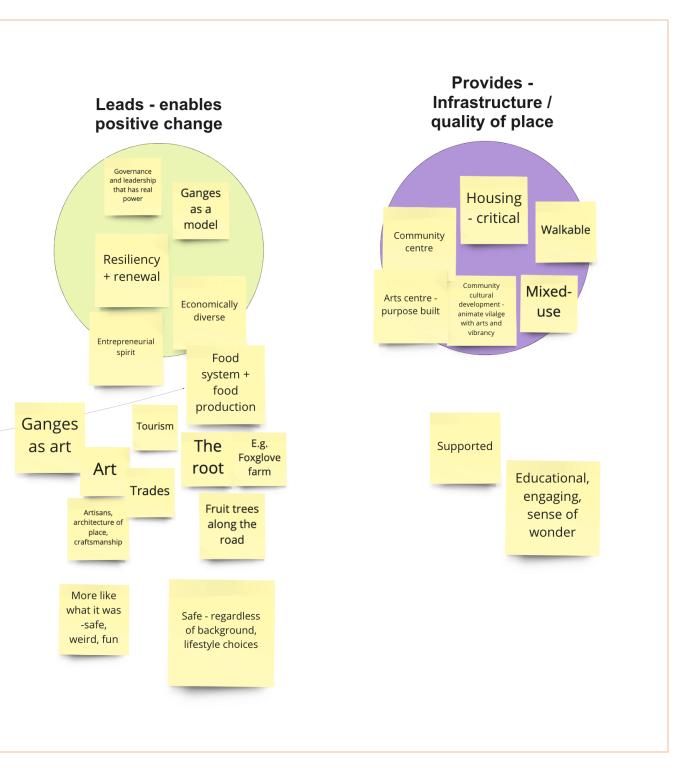


Appendix: Miro Boards

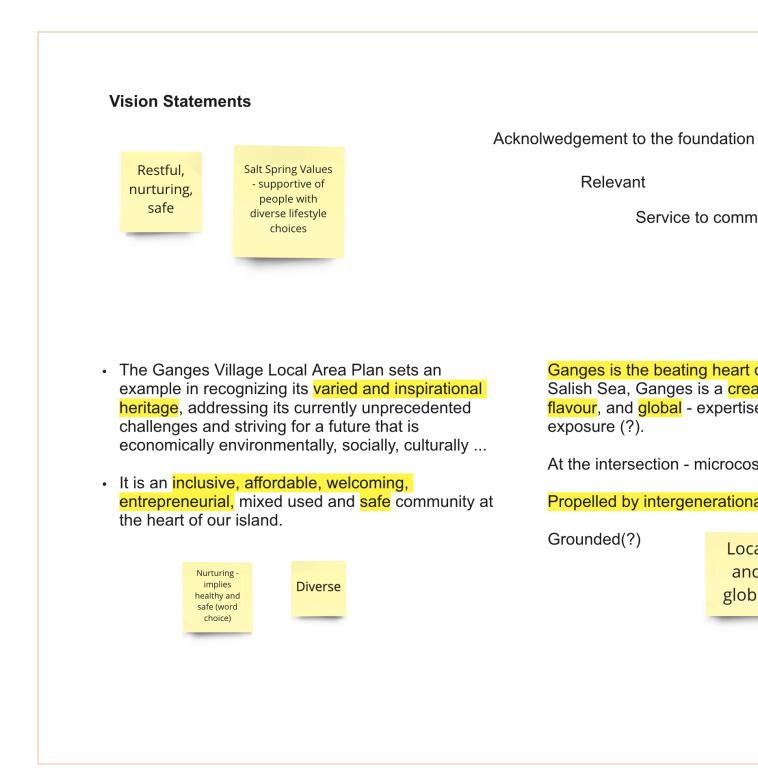












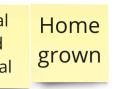




of Salt Spring. Nestled in the tive hub with small town e, reach, influence, benefit,

m and sea change.

al/multigenerational roots.

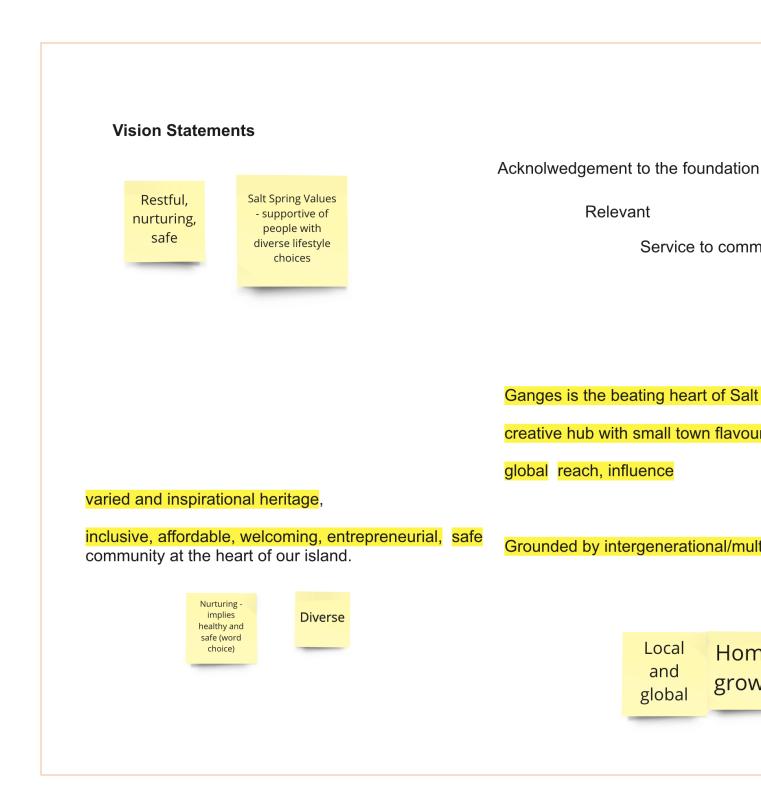


We are living in unprecedented times –and good change is the pathway for realizing a thriving village. For Ganges Village to flourish in this new era our community will proactively face the challenges and opportunities that enduring good change can achieve. We envision a Ganges village that is a thriving, welcoming diverse community of innovators and change makers who celebrate the small town values of respect and kindness, safety and wellness, creativity and entrepreneurship, diversity and inclusion all within thriving protected rural environment.

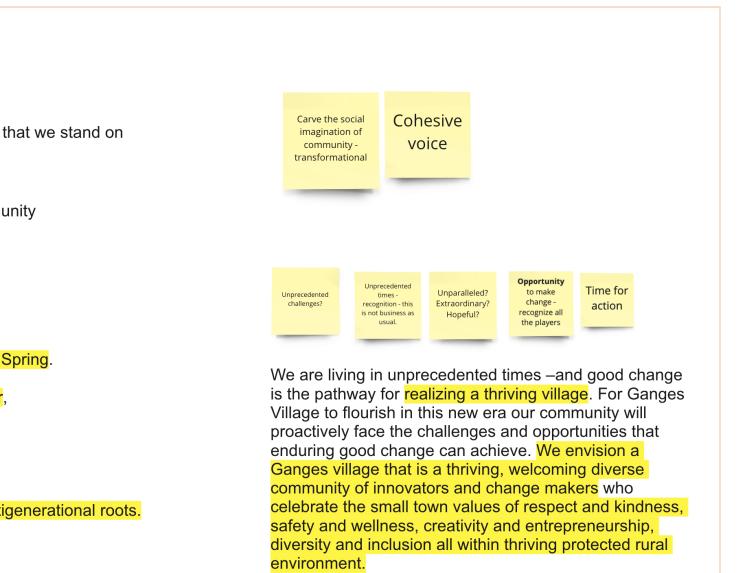
> Cohesive voice for change, acknowledging the foundation on which we stand.

It's a time for regenerative leadership/action that can realize a thriving village.



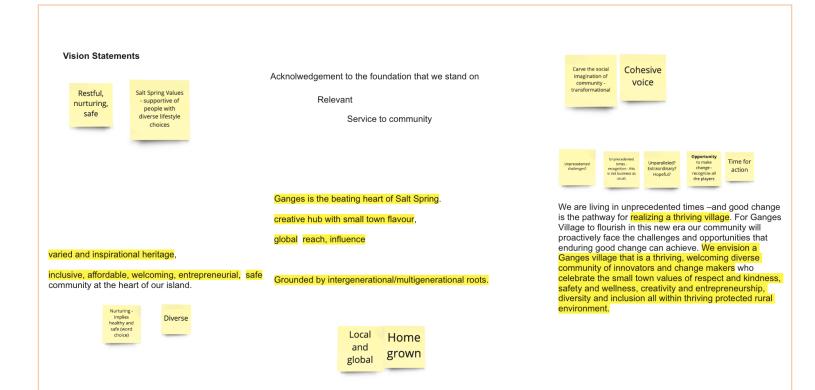






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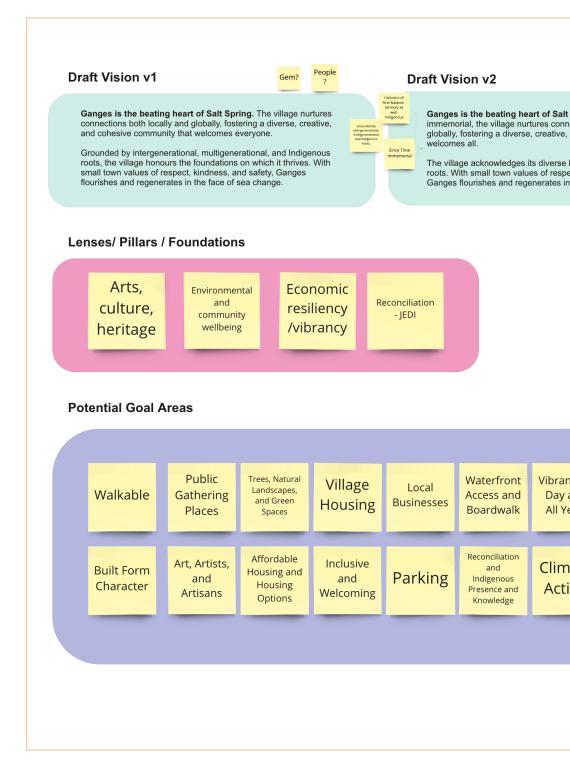
Ganges is the beating heart of Salt Spring. The village nurtures connections both locally and globally, fostering a diverse, creative, and cohesive community that welcomes everyone.

Grounded by intergenerational and multigenerational roots, the village honours the foundations on which it thrives. With small town values of respect, kindness, and safety, Ganges flourishes and regenerates in the face of sea change.



	Vision	Evergree regenerat		balance
		Pillars Foundati /Lens	ons	
	Arts, culture, heritage	Environmental and community wellbeing	Economic resiliency /vibrancy	Reconciliation
Identity Create positive change	Local Area Plan Structure Reconciliatio Land Use	M Indigenous Threes Relations through Housing Infeativuture Comm		institutional Institutional
	Infrastructure Transportatic Mobility / Circulation	_	Marine Parking Bourdwall	s
	Economic Vil Harbour Inter	rface Marinas Facilities for a series of the		
		tecture and St , and Heritage Spaces and	Public art in Ganges - all land is private	







Final Draft Vision (v3)

Spring. Since time ections both locally and and cohesive community that Healthy, nvironmer

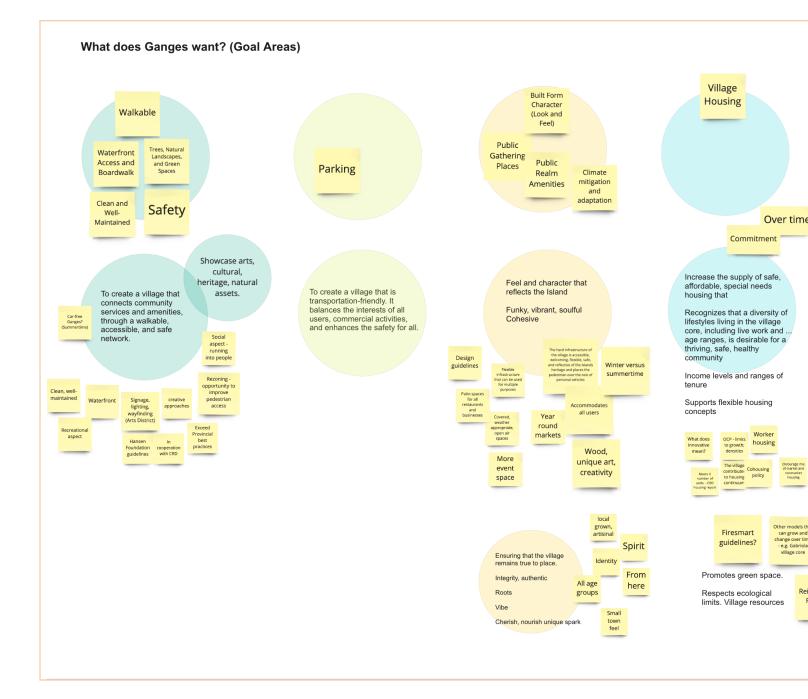
egacy grounded in Indigenous ct, kindness, and safety, the face of sea change. Ganges is the beating heart of Salt Spring. The village nurtures local and global connections by fostering a welcoming, diverse, healthy, and creative community.

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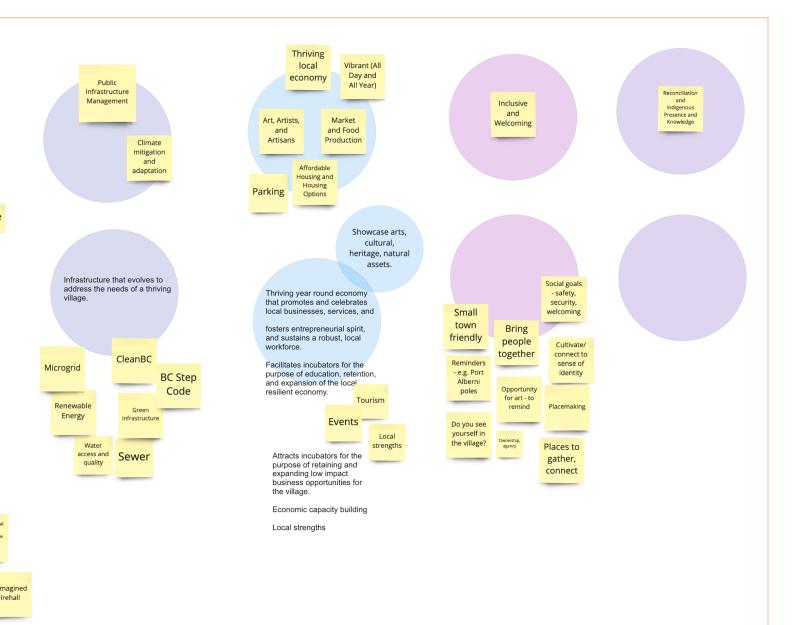














Thank you Huy tseep q'u HÍ SWKE

Help create a vision and plan for the future of Ganges (SYO<u>W</u>T/Shiya'hwt) Village.

For full details visit: islandstrust.bc.ca/ganges





DRAFT TASK FORCE WORKPLAN - GANGES VILLAGE/SHAIYA'HWT LOCAL AREA PLAN

Date	Goal Area	Potential Discussion Topics
May 19 th	Adopt Work Plan (WP)	Agree on WP topics and dates
June 2 nd *	Vision	What is the vision for Ganges in 2050
June 16 th	Reconciliation	Declaration on the Rights of Indigenous Peoples Act Islands Trust Reconciliation Declaration
July 7 th *	Transportation/Pedestrian Realm	Routes/Pathways/Infrastructure
July 21 st	Transportation/Pedestrian Realm/Urban Design	Routes/Pathways/Infrastructure
August 4 th *	Land Use	Arts and Culture
August 18 th	Land Use	Housing Built Form Mixed Use Buildings Water Supply/Sewer
September 7 th *	Economy	Local livelihoods
September 21 st	Environment	Environmental preservation
October 6 ^{th+}	Reconciliation Review	Incorporated into all goal/policy areas?
October 20 th	Form and Character	Review DPA 1 guidelines
November 2 nd *	Form and Character	Building Details/Architectural Elements/Site plans
November 17 th	Infrastructure	Water/Sewer/Roads
November 30 ^{th*}	Review Policies and Objectives	Feedback on plan
December 15 th	Review Policies and Objectives	Feedback on plan

*meetings without staff present

[†] Last meeting prior to LTC elections (October 15th 2022)

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The Salt Spring Island Local Trust Committee is working with residents, businesses, local organizations, and First Nations to create a vision and plan for the future of Ganges (Shiya'hwt/ SYOWT) Village.

Islands Trust

Hundreds of residents have already engaged in the process and provided their vision for the future.

IDEAS WORKSHOP

You're invited to attend a workshop on June 4th to share your planning and design ideas for bringing the emerging community vision to life.

Details about the workshop, facilitated by Ahne Studio, are below. Please register by May 26th.



To register, scan here or visit

islandstrust.bc.ca/ganges

Ganges Village Area Planning Task Force Shiya'hwt/SWO<u>W</u>T are the names of this place use المالي Mayn2022'q'umi'num arethe names of this place use and Mayn2022'q'umi'num arethe service and the service and

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Number	Meeting Date	Resolution	Work Flow/Comments	Status/Date Completed
44	21 Apr 22	That the Ganges Village Area Planning Task Force defer the		
41	21-Apr-22	meeting with the Transportation Commission.		
40	21-Apr-22	That the Ganges Village Area Planning Task Force request staff to explore the ability to have a rotating chair within the Terms of Reference and Local Government Act.	Not Allowed	4-May-22
39	21-Apr-22	That the Ganges Village Area Planning Task Force accept the revised 2022 meeting calendar.	Adopted	21-Apr-22
38	17-Mar-22	That the Ganges Village Area Planning Task Force request staff to provide an amended meeting calendar at the next meeting that is based on two meetings per month.	Presented and adopted	21-Apr-22
37	17-Mar-22	That the Ganges Village Area Planning Task Force request staff to amend the workshop schedule as follows: remove the discussion with the Topic Area Liaisons to have more time to discuss the Land Use and Area Plan.	Workshop was held	27-Mar-22
36	17-Feb-22	By general consent, it was agreed that representatives from the Salt Spring Island Transportation Commission and the Housing Action Program Task Force be invited to the workshop to discuss their opinions on the Ganges area plan.	March meeting resolution altered this	17-Mar-22
35	17-Feb-22	That the Ganges Village Area Planning Task Force schedule a two day workshop be held on Saturday March 26 and Sunday March 27 and have it organized around the remarks made in the meeting.	Workshop was held	27-Mar-22
34	17-Feb-22	That the Ganges Village Area Planning Task Force ask staff to investigate the timing of meetings on the scheduled dates from 4-6pm.	Schedule presented at the April meeting	21-Apr-22

Number	Meeting Date	Resolution	Work Flow/Comments	Status/Date Completed
33	3-Nov-21	That the Ganges Village Area Plan Task Force create a Mission Statement prepared by Member Moffat that will include the built environment for presentation to the LTC as part of the Islands Trust Policy Statement review process.	Member Moffat resigned	Incomplete
32	21-Oct-21	That the Ganges Village Area Plan Task Force receive a list of the Technical Working Group members and their affiliations.	List presented to Task Force	3-Nov-21
31	21-Oct-21	That the Ganges Village Area Plan Task Force request a current stakeholder list be provided to the Task Force.	List of Nations, Agencies, Stakeholders and Community Groups included in the Ganges Village Planning Public Engagement Plan published on the website	16-Dec-21
30	21-Oct-21	That the Ganges Village Area Plan Task Force appoint Member McClean to liaise with the Capital Regional District Transportation Commission.	Member McClean to report to the Task Force	ongoing
29	21-Oct-21	That the Ganges Village Area Plan Task Force request the Salt Spring Island Local Trust Committee allocate funding and staff time to a minimum 2 day workshop for the Task Force to develop a working draft of the Local Area Plan and include facilitation.	Workshop scheduled for March 26-27	17-Feb-22
28	21-Oct-21	That the Ganges Village Area Plan Task Force appoint Member McClean to gather information on First Nations and report back to the Task Force.	Member McClean to report to the Task Force	in progress

Number	Meeting Date	Resolution	Work Flow/Comments	Status/Date Completed
27	21-Oct-21	That the Ganges Village Area Plan Task Force in responding to staff's Proposed Area Plan Elements, request staff incorporate the Task Force's list in the draft outline. (Land Use Housing, Transportation, Environment, Ecosystems, Infrastructure Servicing, First Nations, Harbour, Climate Change, Resiliency, Health & Safety & Fire & Community Service & Education, Economics/Sustainability – Tourism, Heritage over time - History & Culture, Community Events, Business Development, Water & Watersheds, Urban Design & Art & Culture, Recreation & Parks Island(s)/Regional/Geographic Context, Futurism/Vision	noted	in progress
26	21-Oct-21	That the Ganges Village Area Plan Task Force request staff be encouraged to take a more active role and assist the Task Force in moving forward.	noted	in progress

Number	Meeting Date	Resolution	Work Flow/Comments	Status/Date Completed
25	21-Oct-21	That the Ganges Village Area Plan Task Force request staff to provide large scale maps for the list of 12 maps, and provide 11x17 until the large maps are available. 1. History of place, 2. Geographic location and its insights (wind, aspect, topography, large water bodies), 3. Built Environment (figure-ground) - perhaps a black and white contrasting map could be made. 4. Open spaces (parks) and vegetation, 5. Waterways and Ecosystems 6. Character/Style/Village fabric (special features, building cluster/spread, general architecture) - e.g. the mermaid statue in Rotary Park, the market space, the gazebo in Centennial Park. 7. Connectivity to other places (nodes, public transit, in & out, ease) - including buses, water taxis, airplanes. 8. Mobility within the place (streets, pathways, accessibility, activity) - reviewing how accessible these are and how they are used. 9. Existing land uses and service centres - circling areas that offer certain services, such as education, housing, and medical. 10. Contours and level areas - highlight which areas are sloped vs. flat. 11. Utilities above and below ground, plus aquifers and well production - including sewage and underground hydro lines. A map of wells is a way to illustrate their productivity. 12. Climate change risk areas - identify areas of flooding risk and sea level rise.	Staff provided examples and have made further refinements to this request	16-Dec-21

Number	Meeting Date	Resolution	Work Flow/Comments	Status/Date Completed
24	6-Oct-21	That the Ganges Village Area Plan Task Force request staff to review the recommendations of the 2007 Official Community Plan focus group, and restructure the list to then determine (using the list as presented in Member Dunnison's excel spreadsheet) 1. Recommendations clearly within Islands Trust's jurisdiction 2. Recommendations outside of Islands Trust's jurisdiction 3. Recommendations that are a cross-jurisdiction with Islands Trust.	Staff prepared a spreadsheet for presentation	16-Dec-21
23	6-Oct-21	That the Ganges Village Area Plan Task Force request staff to provide large scale base plans of Ganges area, including and up to the study area boundary for review, and include tracing paper (30" roll) and pens.	Staff requested further infromation from the Chair on maps required and types of pens	15-Oct-21
22	6-Oct-21	That the Ganges Village Area Plan Task Force request staff to provide a First Nations representative and/or expert on the First Nations issues in Ganges of which the Task Force should be aware.	Lisa Wilcox, IT Senior Intergovernmental Policy Advisor presented background informaiton	18-Nov-21
21	6-Oct-21	That the Ganges Village Area Plan Task Force appoint Member Best as the Task Force representative to gather information about the harbour, and report back to the Task Force.	Member Best resigned from the Task Force	18-Nov-21
20	6-Oct-21	That the minutes of the September 16, 2021 Ganges Village Area Task Force meeting were adopted, as amended. • That Member Gauld and Member McClean have their opposing votes noted on the following motion concerning the Meeting Schedule: "That the Ganges Village Area Planning Task Force request staff to schedule a second meeting on the first Wednesday of the month from 5:30 p.m. to 7:30 p.m. until the end of 2021."	Staff updated the minutes	15-Oct-21

Number	Meeting Date	Resolution	Work Flow/Comments	Status/Date Completed
19	16-Sep-21	That the October meeting on the first Wednesday (from 5:30 p.m. to 7:30 p.m.) be a design process facilitated by Member Sebastian Moffatt.	Member Moffatt requested additional time and materials to facilitate this	6-Oct-21
18	16-Sep-21	That the Ganges Village Area Planning Task Force request staff to schedule a second meeting on the first Wednesday of the month from 5:30 p.m. to 7:30 p.m. until the end of 2021.	Staff scheduled the meetings	20-Sep-21
17	19-Aug-21	By general consent, the Ganges Village Area Planning Task Force request staff to schedule a Ganges Village site visit on Thursday, August 26, 2021 and that the group will meet at Embe Bakery.	Arranged by TF members	26-Aug-21
16	19-Aug-21	That the Ganges Village Area Planning Task Force has accepted this as a draft list of elements to be considered in our planning of Ganges Village and the list can be added to in the future.	List of elements adopted	19-Aug-21
15	19-Aug-21	The Ganges Village Area Planning Task Force will consider anchoring the innermost fuzzy circle and some of the corners of the fuzzy circles at the September 2, 2021 meeting	Quorum was not met at the Sept 2 meeting	2-Sep-21
14	19-Aug-21	To replace the draft Ganges Village Area Plan Study Area Boundaries map as presented by staff with circles of areas of interest as proposed in the PowerPoint presentation.	Provided by Member Dunnison	19-Aug-21
13	19-Aug-21	That the Ganges Village Area Planning Task Force request staff to schedule a second meeting on the first Thursday of each month and that a first order of business would be to review how the meeting schedule would align with the Housing Action Program Task Force meetings and whether members would want to take the opportunity for a walk around.	Staff scheduled the meeting and located it at the library. Quorum was not met.	2-Sep-21

Number	Meeting Date	Resolution	Work Flow/Comments	Status/Date Completed
12	19-Aug-21	That the minutes of the July 15 2021 Ganges Village Area Task Force meeting were adopted as amended. • Replace "There was a suggestion to include commercial properties up Beddis Road including the Salt Spring Island Sailing Club and the Seabreeze Inn." with "There was a suggestion to include commercial properties up to Beddis Road including the Salt Spring Island Sailing Club and the Seabreeze Inn."	Staff updated the minutes	23-Aug-21
11	15-Jul-21	By general consent, the Ganges Village Task Force requested staff to schedule a walking tour on July 29, 2021, 10:00 a.m. to 12:00 p.m. and that the group will meet at the Tree House Café.	TF members made their own arrangement	29-Jul-21
10	15-Jul-21	That the Ganges Village Task Force request staff to schedule a meeting on July 29, 2021.	TF members made their own arrangement	29-Jul-21
9	15-Jul-21	That the minutes of the June 17, 2021 Ganges Village Area Task Force meeting were adopted as amended. • Add Eric Booth to the list of members present. • Replace "Many of the task force members requested the work plan be adjusted to be completed to share the task force recommendations prior to the 2022 Trustee Elections" with "The majority of task force members agreed the work plan be adjusted to be completed and recommendations made prior to the 2022 Trustee Elections."	Staff updated the minutes	13-Aug-21
8	17-Jun-21	By general consent, the Ganges Village Area Task Force scheduled a walking tour of Ganges on June 27, 2021 at 1:00 p.m. and the group will meet at the Treehouse Café.	Meeting was changed to July 29, 2021	15-Jul-21
7	17-Jun-21	to table Item 2.1 - Study area boundary and Item 2.2 - Vision Statement to the next meeting.	Items were discussed at the next meeting	15-Jul-21

Number	Meeting Date	Resolution	Work Flow/Comments	Status/Date Completed
6	17-Jun-21	That the LTC obtain a written legal opinion on the open meeting rules as the either apply, or don't apply, to the Task Force. Specifically the Task Force requests clarity on the following: (a) Can Task Force members speak freely to each other outside of scheduled meetings? (b) Is there any legal specified limit to the numbers of members who can gather to discuss issues/topics outside of the formal Task Force meetings? (c) Can the Task Force form subcommittees? And that the LTC be requested to approve the proposal for the Task Force to schedule a two day retreat, similar in structure to an Islands Trust Council meeting, that would see the group members meeting both formally and informally to work through the major issues creatively. The formal portion would be in a roundtable format, led by the Chair. The informal portion would occur during breaks, meals and in an evening social gathering. (Just like Trust Council) By general consent , the Ganges Village Area Task Force request staff to add bi- weekly meetings to the list of questions for legal counsel.	Alyssa Bradley presented a legal orientation	15-Jul-21
5	17-Jun-21	 That the minutes of the May 20, 2021 Ganges Village Area Task Force meeting were adopted with the following amendments: A member requested a list of key stakeholders for the public engagement process; 	Staff updated the minutes	22-Jun-21
4	17-Jun-21	 That the minutes of the April 15, 2021 Ganges Village Area Task Force meeting were adopted with the following amendments: Many of the task force members requested the work plan be adjusted to be completed to share the task force recommendations prior to the 2022 Trustee Elections; 	Staff updated the minutes	22-Jun-21

Number	Meeting Date	Resolution	Work Flow/Comments	Status/Date Completed
3	20-May-21	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.	Member Moffatt gave a presentation	17-Jun-21
2	20-May-21	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.	Work Plan and Timeline were adopted	20-May-21
1	15-Apr-21	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 rational for any such delay or cancellation.		20-May-21