

From: Laura Patrick
Sent: Saturday, May 14, 2022 6:34 PM
To: Dennis Lucarelli; Peter Grove
Cc: SSInfo
Subject: RE: Bylaw 350

Dennis,

You are absolutely right – this bylaw is “half baked”, because it has only been introduced through a first reading. It will be $\frac{3}{4}$ baked at second reading, and fully baked at third. So please provide specific recommendations to address the bolded concerns you raise.

Laura

From: Dennis Lucarelli
Sent: Saturday, May 14, 2022 6:04 PM
To: Laura Patrick; Peter Grove
Subject: Bylaw 350

Dear Trustees:

Re: Proposed ByLaw 350:

I acknowledge we have a serious shortage of affordable housing, including rental housing, on Salt Spring.

-- **We have no idea how many, if any, units will get built, or when**
-- **Nor can we count on ANY of them being rented....**
-- **Nor, if rented, at "affordable" rates.**

-- **High construction costs guarantee that any owner will spend minimum \$200K for new construction**

(the secondary cottage we built, lawfully in 2012, 602 sq.ft, cost well over over \$300K)

-- **We have no idea how many, if any, owners would then rent out a \$200K++ unit at below-market rates.**

-- Meanwhile, **units can be built everywhere, including up long driveways on the remotest parts of Salt Spring.**

-- Thus ByLaw 350 **will contribute to "rural sprawl" including countless additional private-car trips.**

-- The other objections **(water availability, effect on as-yet undisturbed forests, etc.) may be inculcably large.**

ByLaw 340 is a half-baked idea, with likely harmful consequences.

The ideal solution would be housing density, multiple-unit rent-regulated homes, in core area(s) such as Ganges.

This "ideal" solution may seem unreachable but it is **the only realistic way forward that *might* address the problem.**

Please, please, reject this crap-shoot of a terrible idea!

Sincerely,
Dennis Lucarelli