

From: Laura Patrick
Sent: Monday, July 11, 2022 10:27 AM
To: Christine Torgimson; Peter Luckham; Peter Grove
Cc: SSIInfo
Subject: RE: Letter to the LTC

Follow Up Flag: Follow up
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Christine,

It is unfortunate that the last OCP review in 2007/08 did not address the unsustainable sprawl of single family housing. In fact, the 2007/08 OCP almost encourages illegal STVRs with the embraced use of the "seasonal cottage." Salt Spring is the only island in the Islands Trust that still embraces the seasonal cottage.

It has been well documented through numerous Islands Trust studies, since the early 1990s, that we have a housing equity problem. The LTC's Housing Action program is designed to address all kinds of impacts associated with housing. The LTC decisions should be balanced and be acutely aware of social, environmental and economic elements and are rooted in sustainability and justice. Good solutions are integrated solutions that will also address other challenges and crises we face on Salt Spring (e.g., forest health and biodiversity, watersheds, changing climate, land use, community spirit, and resilient small business.)

I am grateful for the important objectives you participated in getting into the OCP, such as:

"A.4.4.1 To ensure that our community continues to function as an authentic, resident-centred community in the face of internal and external pressures to change and grow; to ensure that growth, including the growth of tourism, is managed in a way that does not displace or detract from our community's important function as a home for its residents."

However, residents are being displaced by people seeking retirement and vacation homes.

Bylaw 530 will not solve the housing equity and workforce shortage crisis, but it will provide some options for housing. It will provide an opportunity for caring islanders to provide housing for islanders.

The LTC will cooperate with all levels of government, non-profits and community groups, as well as the private sector including small businesses, artists, and others in the economy who depend on a healthy environment and diverse housing options to sustain community values, and actively seek partnerships for real change to occur.

I beg you to help put pressure on the CRD to bring in business licenses to cooperate with the Islands Trust to manage STVRs.

Laura

From: Christine Torgrimson [redacted]
Sent: Sunday, July 10, 2022 4:23 PM
To: Peter Luckham; Peter Grove; Laura Patrick
Cc: SSIIInfo
Subject: RE: Letter to the LTC

Dear Trustees:

Please find attached my letter to the Local Trust Committee re: Proposed Bylaw No. 530.
I appreciate your hard work on behalf of our community and the Islands Trust.

Best,
Christine

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**Christine Torgrimson**  
[redacted]  
[redacted]  
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10 July 2022

To the Salt Spring Island Local Trust Committee (LTC):

Though I acknowledge the need to address housing issues in our community, I believe the current approach via Proposed Bylaw 530 is likely to be ineffective and counterproductive. Some kind of local approach may be helpful, but the systemic housing problem not unique to Salt Spring requires economic and taxation policy change, primarily at federal and provincial levels. Although some constructive elements are included in Proposed Bylaw 530, Amendment No. 1, specifically Appendix 1, I have concerns and recommendations.

- As I was integrally involved in the last OCP update, the proposed bylaw does indeed conflict with the intent of OCP policies regarding limits to growth and development, and incremental change re: housing. The proposed bylaw's long-term impact could ultimately increase the island population considerably beyond the 17,000 limit named in the OCP. Though some say the proposed bylaw may only result in a few housing opportunities in the short-term, allowing a thousand or more additional residences could significantly impact the future island environment and community functioning, especially in the face of climate change. The housing task force is understandably focused on housing needs; the LTC must consider housing matters within the context of overall island needs and impacts, both current and future.
- Given the Trust's ongoing enforcement challenges, particularly regarding hundreds of STVRs on SSI, as well as current building costs and the high income that STVRs attract, I am very concerned that the proposed bylaw will largely result in more illegal STVRs.
- If affordable housing is indeed a key aim, the proposed bylaw provides no definite assurance that any housing created would indeed be offered affordably.
- The proposed bylaw conflicts with the Islands Trust 2019 declaration of a climate emergency and Salt Spring's Climate Action Plan 2.0, an extensive effort involving thousands of community members, which advocates keeping settlement patterns compact rather than spread all over the island.

In summary, I urge the SSI LTC to:

- Give further consideration to a more effective way to ensure that what you enact will indeed result in significant long-term housing opportunities rather than largely inspire proliferation of more illegal STVRs and constrain the island's carrying capacity--consequences that will be very difficult if not impossible to undo. For example, establish a pilot program allowing landowners to make simple, inexpensive and streamlined applications to create ADUs in certain zones in select areas, ideally near transit routes or villages. Please take an incremental approach that the community and a future LTC can evaluate and adjust according to clear evidence of results and effects.
- Require that ADUs include s.219 covenants (housing agreements) specifying long-term rental, affordable rents and annual reporting by landowners. A legally binding covenant on title would better ensure long-term rental and affordability, as well as provide a stronger handle for enforcement, particularly against illegal STVRs.

Best regards,

Christine Torgrimson

