

From: Laura Patrick <lpatrick@islandstrust.bc.ca>
Sent: Wednesday, January 20, 2021 10:47 AM
To: Gerda Lattey <gerda@saltspringwildcider.com>; Peter Grove <pgrove@islandstrust.bc.ca>; Peter Luckham <pluckham@islandstrust.bc.ca>
Cc: ssiinfo <ssiinfo@islandstrust.bc.ca>
Subject: RE: Housing on Salt Spring

Gerda,

Thank you for sharing your Facebook post with us. Your call for action and suggestions are timely as we debate the details of a housing planning project. I have copied staff so your email can be part of the public record.

Please note the article I posted in the Exchange on January 13 where I say the following: “unless we resolve Salt Spring’s shortage of affordable, attractive housing this island will become moribund, a rustic theme park of the middle aged and middle class that imports its daily labor from off island. Of course, there are both benefits and harms to increasing the housing stock, but I believe we cannot afford any further indecision and that any potential harm can be readily ameliorated. Our decisions must be balanced and be acutely aware of social, environmental and economic elements and must be rooted in ecology and justice.”

Laura Patrick

From: Gerda Lattey [<mailto:gerda@saltspringwildcider.com>]
Sent: Wednesday, January 20, 2021 9:30 AM
To: Peter Grove; Laura Patrick; Peter Luckham
Subject: Housing on Salt Spring

Hi guys,

I just posted the comment below on the FB business owners page and I've felt compelled to send it to you. We need to do something immediately about the lack of housing on this island. I fully understand the need to protect the beauty of this island but it has to be done on balance with keeping businesses going. We're entering 2021 with a feeling of hopelessness. Maybe you guys can help? I appreciate that you've created a small amount of family residences but what we, and many businesses just like us, need a more simple effort. We need people to be able to legally convert spaces they already have or to put tiny homes on their land into dwellings for single occupancy. Without this, I fear that local businesses will not survive. This could be done quickly, we could have additional housing on the island in a few months' time if you we're to change bylaws. I simply can't face another year like the last one.

thanks for listening.

Feeling pretty frustrated with the lack of affordable (or even unaffordable) housing on this island. This has been an issue for the last 7 years and it seems that the Trust has not found an effective way to solve this issue. Covid probably won't kill our business but the lack of housing on this island for single and or younger people who are dipping their toes into island life will.

As an example, in Tofino, way back when we were allowed to travel, we found that every single vacation rental had to have someone living on the property year round. This paved the way for each property having a tiny home, renovated garage, etc etc.. whatever it took to get someone living on these empty properties.

How are local businesses supposed to attract talent with absolutely no housing?

Over here, we're totally exhausted from a year of Covid variability. We have a wonderful core staff and want to be able to build a stable business. I simply don't know how we can look forward positively into 2021 with housing as it is.

The zoning regulations have to be relaxed so people can rent spaces for both Airbnb and year round rentals for newcomers to the island. This seems like a simple fix. We need 300-500 new spaces available for long term rental on the island ASAP: renovated garages, tiny homes, trailers, etc. Punishing those trying to make a living off of renting their Airbnb (to help pay off their ludicrous mortgages) doesn't work. Incentivizing property owners to be able to offer both long-term rentals and short term bnb on the same property would be a simple solution that gets younger people living here.

How can we as business owners push to make this happen? This can't be just an island for the older, wealthier demographic. It's not sustainable, it's not hopeful and it completely lacks vision.

Gerda Lattey
Co-Owner & Director

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