



Islands Trust

AGENDA

SALT SPRING ISLAND HOUSING ACTION PROGRAM TASK FORCE

Date: Thursday, June 17, 2021

Time: 1:00 PM – 3:00 PM

Location: Zoom conference

- 1. Call to Order** 1:00 PM
 - 1.1 Approval of Agenda
 - 1.2 Approval of Draft Minutes for May 20, 2021(Attached)

- 2. Housing Action Program Status** 1:05 PM
 - 2.1 Pilot Project Framework (for discussion only)
 - 2.2 Built Green Certification program (for discussion only)
 - 2.3 Survey in progress

- 3. Roundtable Discussion** 1:20 PM
 - 3.1 Communication constraint (Jessica)
 - 3.2 Objectives and Goals (see attachment from Rhonan)
 - 3.3 Identifying issues & possible solutions/alternatives
 - Problems, examples:
 - Restrictive zoning standards
 - Potential solutions
 - alternatives for provision of water
 - amendment to LUB

- 4. Adjournment** 3:00 PM



Salt Spring Island Housing Action Program Task Force

Date: Thursday, May 20, 2021

Location: Electronic Meeting

Members Present: Rhonan Heitzmann, Chair
Kerrie Proulx, Vice Chair
James Back
Bryce Chapman
Nejmah Guermoudi
Meror Krayenhoff
Yvonne Saunders
Stanley Shapiro
Jessica Terezakis
Daniel Wood

Regrets: Amber Anderson
Maïkan (Forest) Bordeleau

Staff Present: Louisa Garbo, Island Planner
Daniela Murphy, Legislative Clerk
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.

The meeting was called to order at 1:00 p.m. Planner Garbo welcomed staff and Task Force members and acknowledged that she was attending this meeting from the Lək1 wəŋən territory and expressed her gratitude.

1. INAUGURAL MEETING

1.1 Approval of Agenda

By general consent, the agenda was adopted.

1.2 Introduction of Members and Staff

Introductions were carried out.

1.3 Appointment of Chair and Vice-Chair

Planner Garbo announced the election procedures, and opened the floor for nominations for the position of Chair.

Member Heitzmann was nominated, seconded and accepted the nomination.

Member Shapiro was nominated, seconded and declined the nomination.

Member Proulx was nominated, seconded and accepted the nomination.

Planner Garbo called three times for further nominations. Hearing none, she declared the nominations closed. 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 Heitzmann was declared the successful candidate for Chair.

Planner Garbo then opened the floor for nominations for the position of Vice- Chair.

Member Proulx was nominated, seconded and accepted the nomination.

Member Guermoudi was nominated, seconded and accepted the nomination.

Member Wood was nominated, seconded and declined the nomination.

Member Krayenhoff was nominated, seconded and accepted the nomination.

Planner Garbo called three times for further nominations. Hearing none, she declared the nominations closed. Planning Team Assistant Pingle created a Zoom poll to allow the members to vote in the same manner as a “secret ballot”. Member Chapman reported he would abstain from the vote due to technical difficulty. Planning Team Assistant Pingle confirmed that all votes were accounted for. Planning Team Assistant Pingle confirmed there was a tie vote between Member Proulx and Member Guermoudi. Planning Team Assistant created a second Zoom poll. Member Proulx was declared the successful candidate for Vice-Chair.

2. TASK FORCE MEMBERS ORIENTATION

Legislative Clerk Murphy provided an orientation session for Task Force Members.

3. APPROVAL OF WORK PLAN & TIMELINES (IN PRINCIPLE)

Planner Garbo presented a draft Housing Action Program Task Force Work Plan.

In discussion the following questions and comments were noted:

- There was a suggestion to consider previous housing studies and housing projects that have not been successful to assist the task force in their work plan.
- There was a question regarding whether the task force would have the opportunity to make recommendations to the Local Trust Committee that could be done in parallel to the task force work plan. Planner Garbo reported there would be opportunity for the task force to make recommendations in parallel with the longer-term work plan.

It was MOVED and SECONDED,

That the Housing Task Force accept the draft Housing Action Program Task Force Work Plan.

CARRIED

4. PROJECT STATUS

Planner Garbo presented a project status update including early and on-going conversation with First Nations, Technical Working Group recurring meetings and the Public Engagement Process The Task Force Terms of Reference, Standards of Conduct, Housing Action Program Project Charter, SSI Housing Working Group Report and the Gabriola Housing Working Group Report were provided in the agenda package for information.

5. ROUNDTABLE DISCUSSION

In discussion the following comments were noted:

- There was a comment that some of the housing data is out of date and there was a question regarding updated housing data. Planner Garbo reported the housing data study was produced by the Capital Regional District (CRD) and she will contact CRD staff regarding updated housing data.
- There was a question regarding defining goals to measure success. Planner Garbo advised the task force could define an outcome as part of the work plan. It is important that the work plan goals consider that the Islands Trust does not have the jurisdiction to build housing.
- There was a suggestion to look into the Canada Mortgage and Housing Corporation (CMHC) Housing Challenge funding.
- It was noted the Gabriola Housing Working Group Report is a resource and there was a suggestion that the task force can build on experience of other communities.
- There was a question regarding a community survey. Planner Garbo reported a survey would be part of the public engagement process.

6. ADJOURNMENT

The meeting was adjourned at 3:00 p.m.

Rhonan Heitzmann, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder

Housing Action Program Task Force - Items for Discussion 06-17-21- by Rhonan Heitzmann

Hello fellow HAPTF members,

When we wrote the report that inspired this project, the Housing Working Group identified the principle:

“In our every deliberation we must consider the impact of our decisions on the next seven generations.” — translated from the Great Law of the Iroquois Confederation

We must consider aspects ranging from the current generations struggle to maintain a foothold in our community now and with an eye to a sustainable, healthy, diverse community in 150 to 200 years, and all the stages in between....perhaps otherwise described as short, medium and long term goals.

To this end I would like to raise a couple of points for discussion to stimulate your thoughts ahead of the next meeting.

1. Objectives/ Goals:

The question was raised at the last meeting of how do we define success? What are our objectives and goals? I think discussing this point is really important at this stage, taking into account some of the language already presented in the documentation of the Project Charter and the Housing Group Report that inspired this project where this paragraph was stated:

“The objectives of this proposed project are to maximize the benefits and minimize the harms of housing on Salt Spring, including its ecological, climatic, and socioeconomic dimensions. The goals for this proposed project are to develop new policies and regulations that will increase the quality and quantity of housing options, coupled with a high level of preservation and protection of the island’s biodiversity and freshwater, marine, and forest resources. Affordable, appropriate, accessible, and attractive housing should be available for Salt Spring residents of all abilities, incomes, lifestyles, livelihoods, and household types.”

These principles are reflected in more detail in the “objectives” column of the Project Charter, a document that we should all become familiar with.

I think this is a good time for us to reflect on principles, and things we might like to consider that will help define what success looks like in the short medium and long term timeframes. Things like:

- Planning for a healthy, socially diverse and sustainable community that has a small impact per capita on the environment.
- taking into account economic factors such as land, real estate and construction costs and available/permitted building types
- long term life cycle and environmental impacts of buildings and development patterns
- Island Carrying Capacity or Net Environmental Impact per Capita of healthy community demographic: If the current zoning model “build out” is some 4000 more single family dwellings of virtually unlimited size on mostly large lots, and given the current and project high costs of real estate and construction, what % of the new population housed by that model will be working class families that will serve our community and other diverse segments of a healthy demographic? What happens when many of the working class who do now own their own homes from a time when it was more affordable, retire and sell their homes? Much of the next generation will not be able to afford to buy those homes, so how do we house an adequate number of people to serve our community? What types of dwellings will be

required, and what percentage of the total building stock will need to be composed of those smaller/ more affordable types in order to sustain a healthy community? How do we ensure that the total net impact of the required projected healthy settlement pattern is sustainable, within the ecological limits of the islands natural environment? How can we shift some of the currently permitted large single family dwellings to smaller more affordable types so that the above inferred balance is more attainable? (I realize these are complicated questions but within this set of questions is an equation with variable inputs that can help us identify and quantify to some degree the numbers and types of dwellings required to sustain a healthy and socially diverse community that has a sustainably low impact per capita on the environment.)

2. Short term/ Immediate Actions to recommend to the LTC:

Right now the housing crisis is so intense that our community is begging for our island's governance system to provide immediate action that has real impact. I hear in the community much criticism of the Islands Trust ability to serve our community in a way that is just and socially equitable. It is time to deliver some meaningful action now and therefore I recommend we use our collective experience to identify and recommend some short term/ immediate policy or land use goals that are easily achievable by the LTC now to provide some measurable relief to the community while we consider and the longer term goals of this project and undertake the required process. Some ideas that I have to stimulate your thoughts and put forward for discussion are:

- Updating the suites bylaw 461 to be more effective and have increased uptake island wide according to points of consideration that this task force can identify.
- Prioritize affordable housing rezoning applications by allowing them to jump the queue and receive most experienced planners attention....we need to support and encourage proponents!
- The LTC update their policy on bylaw enforcement to suspend action against all nonconforming dwellings (unless a serious public safety concern) until measurable improvement of our housing stock availability is achieved.
- Allowing use of "seasonal accommodation" such as resorts and hotels for longer term use.... This is already happening as part of the Covid response and is being used by other jurisdictions in the region....the justification is that long term use is actually a less intensive use than seasonal occupancy. (maybe this could simply be a temporary use policy while under crisis until consideration of bylaw change to this effect is warranted)

I would like to propose that we discuss the above two topics as part of our agenda and according to the discussions maybe we can agree to solidifying those matters at the following meeting in order to clarify our objectives and goals and identify some attainable, actionable items to recommend to the LTC for immediate implementation.

Thank you for your consideration. I look forward to our discussions and hearing your ideas!

Sincerely,

Rhonan Heitzmann