



AGENDA

SALT SPRING ISLAND HOUSING ACTION PROGRAM TASK FORCE

Date: Thursday, July 15, 2021

Time: 1:00 PM – 3:00 PM

Location: Zoom conference

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| 1. Call to Order | 1:00 PM |
| 1.1 Approval of Agenda | |
| 1.2 Approval of Draft Minutes for June 17, 2021 (Attached) | |
| 2. Legal Orientation and Q&A | 1:10 PM |
| 3. Roundtable Discussion | |
| 3.1 New meeting schedule (every second Thursday morning) | 2:10 PM |
| 3.2 Strategic Priority Matrix | |
| 3.3 Recommendations to LTC for Immediate Implementation | |
| 4. Adjournment | 3:00 PM |

Attachment:

Attachment 1 – Draft Strategic Priority Matrix



Salt Spring Island Housing Action Program Task Force

Date: Thursday, June 17, 2021

Location: Electronic Meeting
200-1627 Fort Street, Victoria

Members Present: Rhonan Heitzmann, Chair
James Back
Maïkan Bordeleau
Bryce Chapman
Nejmah Guer mou di
Meror Krayenhoff
Yvonne Saunders
Stanley Shapiro
Daniel Wood

Regrets: Jessica Terezakis
Kerrie Proulx, Vice Chair

Absent: Amber Anderson

Staff Present: Louisa Garbo, Island Planner
Rob Pingle, Planning Team Assistant
Sarah Shugar, Recorder

Others Present: Peter Grove, Local Trustee
Laura Patrick, Local Trustee

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. Chair Heitzmann welcomed staff and Task Force members and acknowledged the meeting is being held in Coast Salish First Nations treaty and traditional territory.

Meror Krayenhoff arrived at the meeting at 1:04 p.m.

1. CALL TO ORDER

1.1 Approval of Agenda

The following items were presented for inclusion in the agenda:

- 3.1.1 Past Housing Studies and Projects – Learning from the past – Discussion
- 3.2.1 Short-term Immediate Actions

By general consent, the agenda was adopted as amended.

1.2 Approval of Draft Minutes for May 20, 2021 (Attached)

By general consent, the minutes of the May 20, 2021 Housing Action Programs Task Force meeting were adopted.

Maïkan Bordeleau arrived at the meeting at 1:10 p.m.

2. HOUSING ACTION PROGRAM STATUS

2.1 Pilot Project Framework (for discussion only)

Planner Garbo presented a PowerPoint presentation regarding a Tiny-homes Pilot Project.

In discussion the following comments and questions were noted:

- There was a question regarding whether the purpose of tiny home areas would restrict tiny homes to only be permitted in a designated area. Planner Garbo reported tiny homes can be built on any property that meets the zoning requirements.
- A member stated he is a tiny homebuilder, expressed support for a tiny home project and thanked staff for the work on the draft pilot project. The member spoke to a high demand for tiny homes, farmworker housing and community belonging.
- Support tiny home village to include diversity, a variety of home size, social enterprise within the community, a central hub to connect the community, and shared water resources. The member stated she attended a meeting with BC Housing regarding a parcel of crown land as a potential location for a tiny home village. Support was expressed to be inclusive of all ideas.
- There was a question regarding whether a tiny home project would qualify for BC Housing funding.
- A member requested drafts to be circulated prior to meetings to allow members to prepare for the discussion. Planner Garbo reported the draft was not circulated prior to the meeting as it is preliminary and would be circulated if the task force is in support of the pilot project.
- Support was expressed for the tiny home village concept including small gardens and more independent than multi-unit development such apartments. The member suggested small, tiny home villages of 4-5 units for properties greater than 5 acres that could provide additional housing for the community and rental income to property owners.
- Location, use of farmland, transportation routes, densification and use of materials would need to be considered. Tiny Homes require more materials and are not as green as some other models of housing.
- A member expressed support to endorse a tiny home project in principle to move the concept forward. Planner Garbo advised this pilot project is in preliminary stages and further information would be available at the next meeting.

2.2 Built Green Certification program (for discussion only)

Planner Garbo presented a PowerPoint presentation regarding a green building incentive program that may include a third party certification such as Built Green.

In discussion the following comments and questions were noted:

- Green building incentive certification could add a layer of difficulty to builders and contractors when there is already a shortage of local contractors. Support open, non-proprietary green building incentives. Staff will look into incentives to support local contractors.
- Support staff resources to focus on a tiny home project.
- Need to address the complexity of building ecologically and affordably. There was a suggestion to require large houses to follow green building practices or a density bonus program for green building.
- Support further discussion regarding green building incentives to see whether green building aligns with the task force objectives.
- Green building programs have a common difficulty in addressing alternative building construction.
- Green building certification requirements may give preference to some builders and contractors.

2.3 Survey in progress

Planner Garbo reported staff are working on preliminary survey questions based upon a Gabriola Housing Working Group survey and the draft survey questions would be circulated to the task force for review.

3. ROUNDTABLE DISCUSSION

3.1 Communication constraint

Planner Garbo reported legal counsel would attend the next meeting to provide direction regarding meetings and communication.

In discussion the following comments and questions were noted:

- Several members expressed support for in person meetings as soon as possible.
- A member volunteered a venue for future in person meetings. Planner Garbo will look into the potential for in person meeting and report back at the next meeting. Planning Assistant Pingle reported Islands Trust is working towards transitioning back to in person meetings following directives in the BC Restart Plan.
- A member suggested the library meeting room as a public meeting space.
- A member asked for clarification regarding email communications. Planner Garbo will look into circulating information to members.
- There was a suggestion for members to draft a brief, point form document regarding priority issues and opportunities for sharing between members.

3.1.1 Past Housing Studies and Projects – Learning from the past – Discussion

A member spoke to the number of studies that have been completed in the past that have not been acted upon. It is important to clarify the obstacles and identify the most effective way forward.

In discussion the following comments and questions were noted:

- There have been many great ideas regarding how the Islands Trust can assist with a healthy community within a healthy environment. Implementation of the ideas has been difficult. Can staff advise how the task force recommendations would be implemented to the highest order. Planner Garbo reported the Technical Working Group stakeholders can advise on inter-agency collaboration. It is important to focus on tools that are within the jurisdiction of the Islands Trust.
- There are many tools that are within the jurisdiction of the Islands Trust that have not been implemented. The Salt Spring Island Local Trust Committee actions have been incremental and have fallen short. How to implement a broad, long-term vision that will have more impact.
- The Official Community Plan is a means to an end and not an end in itself. Support was expressed to approach sustainability with a focus on people, the environment and the economy. It could be informative to review why past housing projects have not been completed.
- There was a suggestion for the Islands Trust to work with the CRD to implement housing actions.
- The Housing Working Group recommended an inter-agency body such as Housing Authority that could address the problems such water availability.
- There was a suggestion to maintain a list of items that a future housing authority could address. Planner Garbo will provide a list at the next meeting.

3.2 Objectives and Goals (see attachment from Rhonan)

A document entitled Housing Action Program Task Force - Items for Discussion dated June 17, 2021 was presented.

In discussion the following comments were noted:

- A member suggested it is important to know where we are and where we are going.
- A member expressed concern that the 2019 CRD Housing Needs Assessment for Salt Spring Island is out of date for example the average house price at the time of the report was \$500,000 and currently the average house price is over \$1,000,000.
- Staff are working to conduct a carrying capacity analysis for Salt Spring Island.
- There was a suggestion that net impact on the environment per capita is a more useful consideration than carrying capacity. There was a suggestion to have a definition for a dwelling unit that considers the size of the dwelling.
- There was a suggestion to consider how we approach water availability and sewage. Water availability is defined by groundwater and lake water capacity. Sewage capacity is defined by the Ganges wastewater system and septic tanks/fields. It is

important to include the options for composting toilets etc.

3.2.1 Short-term Immediate Actions

Chair Heitzmann presented the following short-term immediate actions:

1. Updating the Secondary Suites Bylaw 461 to be more effective and have increased island wide uptake according to points of consideration that this task force can identify.
2. Prioritize affordable housing rezoning applications by allowing them to jump the queue and receive most experienced planners attention to support and encourage proponents.
3. The Salt Spring Island Local Trust Committee update their policy on bylaw enforcement to suspend action against all nonconforming dwellings (unless there is a serious public safety concern) until measurable improvement of our housing stock availability is achieved.
4. 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.

3.3 Identifying issues & possible solutions/alternatives

By general consent, the Housing Action Program Task force members will forward the following to Planner Garbo:

1. Long-term, medium-term and short-term objectives; and
2. Ideas for immediate action recommendations for the Salt Spring Island Local Trust Committee; and request Planner Garbo to bring back a consolidated check list prior to the next meeting.

4. ADJOURNMENT

There was a suggestion to schedule longer meetings. Staff will look into how to accommodate longer meetings.

The meeting was adjourned at 3:03 p.m.

Rhonan Heitzmann, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder

Housing Action Program: Strategic Priorities Matrix

	Recommendation	Proponent	Priority	Timing	Staff Comments
UPDATE LUB					
	Permit seasonal accommodation (hotel, resorts) for long-term use	Rhonon	High	Immediate	
	Develop bylaw to support development of tiny homes	Rhonon	High	Immediate	
	Permit secondary suited in all zoning districts	Rhonon	High	Immediate	
	Accessory dwelling in accessory structures	Rhonon	High	Immediate	
	Protect water for Secondary suites- Mandate that where water concerns exist an alternative supply must be used. Update water requirement to align with Island Health 200 L per person per day based on 2 people per BR.	Rhonon	High	Immediate	
	Update Density Transfer Mechanism to be viable so that “densities” are transferred out of large landlocked undeveloped areas and added closer to villages and infrastructure.	Rhonon	medium	Long term	
	Update BbB requirements to allow for smaller low impact accommodation such as glamping/ small sleeping cabins /tiny homes	Rhonon	medium	Medium term	
	Wider focus needed to house families who contribute to community wellness and particularly to low-income citizens who have 0% point of attachment. Under the current 30% spectrum whereby someone earning \$140,000/year can pay \$42,000/year for housing while families earning \$60,000/year can pay only \$18,000/year while still paying same amount for vehicles, groceries, utilities, clothing, dental, fuel costs, etc.	James			
	Recognize that families need long-term tenure and a stability that Band-Aid rentals do not solve. I can't imagine any of us or a family wishing to live in some ancillary building with perhaps safety and health issues.	James			
	Building neighbourhoods close to amenities such as schools, groceries and work will reduce traffic with alternative modes like walking, E-scooter rentals, cycling, and public shuttle. Note: the Saturday market needs a “free public shuttle” from Fulford for consumers driving to the market where they can't find much parking anyways.	James			
	Explore the “Brinkworthy” model where buyers only buy the home, not the land. Note: I spoke with a Lab Tech in our Lady Minto Hospital who provides a vital service as does her husband, a local paramedic. They live with their children in the father's parents' house (3	James			

	generations in one house) as they can't afford a home in today's market. This in our society is not right!				
	"Homelessness" is partially a housing issue that needs to be also addressed.				
	Permit properties with 2 acres and up to build one cottage and on larger acresages the number increases ie. 10 acres would be 9 cottages.	Yvonne	High	Immediate	
	Permit secondary homes in basements or suitable outbuildings.	Yvonne	High	Immediate	
	Financial incentive (tax rebate) for Homeowners to change from B&B to permanent rental.	Yvonne	High	Immediate	
	Tiny homes or cottages to be used in a village environment. Showers and kitchen would be shared. Vegetable plots used for communal use.	Yvonne	High	Immediate	
	Protect water – based on 200 L per day (2 people) Alternative water sources can be used but not at the detriment of underground streams that feed wells and ponds.	Yvonne	High	Immediate	

UPDATE OCP

	Review and amend Part A, Sec A.6 Climate Change and Energy Efficiency as it relates to: <ul style="list-style-type: none"> environmental protection sustainable design housing development 	LTC/LPS	Medium	Short Term By early 2023	
	Review and amend Part B, Sec B.2 Residential Land Use Objectives and Policies on: <ul style="list-style-type: none"> affordable housing permitting seasonal accommodation (hotel, resorts) for long-term use Creative-Place Making 	LTC/LPS	Medium	Short Term By early 2023	
	Develop new section to address: <ul style="list-style-type: none"> First Nations Reconciliation, heritage and archeological Protection 	LTC/LPS	Medium	Short Term By early 2023	
	Review and amend Part C, Transportation Servicing Objectives and Policies to address <ul style="list-style-type: none"> Multimodal Transportation Accessibility 	LTC/LPS	Medium	Short Term By early 2023	
	Review and amend Part D, Administration	LTC/LPS	Medium	Short Term By early 2023	
	Update OCP to allow for the full time use of "seasonal" cottages Island wide (protectinf water as suggested for suites above)	Rhonon	High	Short term	
	Proactively upzone suitable properties for multi-family close to Village centers and Infrastructure	Rhonon	Medium	Long term	

	Soft cap on house size- where houses over certain footprint must conform to high ecological building standard and property development plan	Rhonon	medium	medium term	
	Where water concerns exist mandate alternative supply must be shown for secondary dwellings and update volume requirement for secondary dwellings to align with Island health requirement of 200L per person per day - 2 people per bedroom.	Rhonon	high	Short term	
	Tiny homes offer a cheaper option but not for families. Sprinkling suites and cottages around the island adds traffic and does little to unite children in these families, who would be very spread apart and far from schools, playgrounds, etc.	James			
	Explore the feasibility of an Eco-Village 3-storey townhouse for 18 of our adults with special needs, dependent on living with aged parents. Add employees (Country Grocers, etc.) to the mix at 10% below market value and some seniors, students, who need affordable housing – all possible on a 2-acre site at Lions Club, offered for special needs.	James			
	How about a “Builders’ mortgage to allow home buyers to participate and reduce costs.	James			
	Housing is way too high. Banks encourage its realtors and developers facilitate these prices.	James			
	Let’s work with the BC Housing HUB Program and solve this issue in a one-stop site like the Lion’s that won’t offend anyone, will create spaces and a sense of community, will offer easy commuting to Ganges, will not have the unsafe water and shelter concerns of families living on land in buildings and will be a prototype for Salt Spring to show for other places. It can be very environmental by borrowing from the co-housing models that share laundry facilities, kitchen facilities, workshops, community gardens and yes, shared vehicles! Let’s think outside the box now and succeed! Young adults on Salt Spring with special needs, many vital employees with Country Grocers and Mouats: Dawn, Pam, Claire, Amy, Debbie, April, Bess, Kendra, Carla, Max, Jason, Mahjor, Steve, Chris, Terry, Noel, Carlos, Richard, David, Brad, Eddie, Norman (to name a few) all REAL people here needing a place.	James			
	Review and amend PartA,6Climate change and Energy Efficiency relating to: Sustainable design Environmental protection Housing development	Yvonne	Short term	bu early 2023	
	Review and amend PartB,2 Residential Land Use Objectives and Policies on Affordable housing Permitting seasonal accommodation (hotel, resorts for long term use. Creative place making	Yvonne	Short term	by early 2023	
	Review and amend PPart C Transportation objectives and policies to address Multimodal transportation.	Yvonne	Short term	by early	

			2023		
	Update OCP to allow for the full time use of seasonal island wide (protecting water for suites above.	Yvonne	Short term		
DEVELOP SUPPORTING POLICIES					
	Prioritize affordable housing rezoning application	Rhonon	High	Immediate	
	Not enforce non-conforming dwellings (likely standing-resolution as interim solutions)	Rhonon	High	Immediate	
PILOT PROJECTS/INCENTIVES					
	Tiny Homes Strata Subdivision				
	Green building design				
	Eco village Zoning- (Homeplate zoning) allow for multiple smaller dwellings within max total footprint in exchange for amenities such as land covenant and/or Ecological building/ development plan.	Rhonon	high	Short term	
	Advocate for property tax credit for long term rentals	Rhonon	medium	long term	
	Eco building Density Bonus	Rhonon	medium	Medium term	
	Eco village Zoning - allow for multiple smaller dwellings within max total footprint in exchange for amenities	Yvonne	High	Short term	
	Advocate for property tax credit for long term rentals	Yvonne	High	Long term	
	Eco density bonus	Yvonne	Medium	Medium	
OTHER IDEAS					
	Air B&B should be strongly restricted to enable longterm accomodations Plan for Intergovernmental Housing Authority. Carrying capacity target based on net impact per capita – what % of types and sizes of dwellings to support healthy diverse community and environment	Yvonne	High	Immediate	
	Carrying capacity target based on Net Impact per Capita- What % of types and sizes of dwellings to support healthy diverse community and environment	Rhonon	Medium	Long term	

	Plan for creation of Intergovernmental Housing Authority				
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