



## AGENDA

### SALT SPRING ISLAND HOUSING ACTION PROGRAM TASK FORCE

Date: Thursday, August 19, 2021  
Time: 1:00 PM – 3:00 PM  
Location: Baptist Church 520 Lower Ganges Road

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| <b>1. Call to Order</b>   | 1:00 PM |
| 1.1 Approval of Agenda  |         |
| 1.2 Approval of Draft Minutes for July 15, 2021 (Attached)          |         |
| 1.3 Approval of Draft Special Minutes for August 6, 2021 (Attached) |         |
| <b>2. New Meeting Schedule, Location</b> (staff verbal update)      | 1:10 PM |
| <b>3. Strategic Priority Matrix</b>                                 | 1:30 PM |
| <b>4. Roundtable Discussion</b>                                     | 2:30 PM |
| Vision, objectives, etc   |         |
| Immediate Recommendations   |         |
| <b>5. Survey &amp; Webpage</b> (staff verbal update)                | 2:45 PM |
| <b>6. Adjournment</b>   | 3:00 PM |

**Attachment:**

Attachment 1 – Draft Strategic Priority Matrix

Attachment 2 – Draft Survey #1

Attachment 3 – Section of Project Webpage Mock up

Attachment 4 – Quotes on housing on Salt Spring Island - Summer 2021



# Salt Spring Island Housing Action Program Task Force Meeting Minutes

**Date:** Thursday, July 15, 2021

**Location:** Electronic Meeting  
200-1627 Fort Street, Victoria

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

**Regrets:** None

**Absent:** Amber Anderson

**Staff Present:** Stefan Cermak, Regional Planning Manager  
Louisa Garbo, Island Planner  
Rob Pingle, Planning Team Assistant  
Sarah Shugar, Recorder

**Others Present:** Peter Grove, Local Trustee  
Laura Patrick, Local Trustee  
Two members of the public

These minutes follow the order of the agenda although the sequence may have varied.

The meeting was called to order at 1:01 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.

## 1. CALL TO ORDER

### 1.1 Approval of Agenda

**By general consent**, the agenda was adopted.

## 1.2 Approval of Draft Minutes for June 17, 2021

There was a question regarding item 2.3 - Survey In Progress. Planner Garbo reported she would forward the preliminary survey questions to the task force members for review. It was suggested that Nelson, BC is a similar size community to Salt Spring Island and could be used as a comparison.

Member Bordeleau arrived at the meeting at 1:05 p.m.

**By general consent**, the minutes of the June 17, 2021 Housing Action Programs Task Force meeting were adopted.

Alyssa Bradley arrived at the meeting at 1:13 p.m.

## 2. LEGAL ORIENTATION AND Q&A

Alyssa Bradley presented a legal orientation.

In discussion the following questions and comments were noted:

- There was a question regarding whether two members can talk on the phone or meet over coffee to discuss task force business. A. Bradley advised it is a judgement call upon the context of whether it is two members running into each other and having a chat or whether any task force business is being moved forward. Advisory committees are required to comply with the open meeting rules as per the Local Government Act.
- Concern was expressed that the rules are too restrictive and whether the task force will be able to generate ideas and make recommendations to the LTC. A. Bradley advised an open, transparent public process is important.
- There was a comment that the Advisory Planning Commission Policy includes a provision for the LTC to appoint sub committees.
- There was a question regarding whether the Chair can appoint a minute taker if the appointed secretary is not available. A. Bradley reported the Chair cannot appoint a secretary if the appointed secretary is not available.
- The task force members are here to discuss affordable housing and housing concerns on Salt Spring Island to address what has not been done in the last 20 years of consultation. There was a suggestion that the legal orientation could have been presented by video to allow more time for the task force to discuss housing.
- Concern was expressed that a quarter of task force meeting time to date has been spent on the constraints of the task force. The task force has been tasked with making a difference to housing on Salt Spring Island including climate change, environmental considerations, First Nations, affordable housing etc. There was a question whether the group can meet informally based on our passion and commitment to making a difference, and what the consequences would be. A. Bradley reported that the consequence for not complying with the legislation is that the public process would be undermined. Meetings are required to be open and transparent. Task Force members could be removed from the task force if they choose not to follow the legislation.
- There was a comment that the task force is an advisory body and not a decision making body.

- There was a comment that the restraints could be why things have not been getting done.
- There was a question regarding whether task force members can share information regarding task force business by email. A. Bradley reported the process should be to request staff to add information to the next meeting agenda for discussion at the meeting. Email correspondence is subject to Freedom of Information requests. Planner Garbo advised the best process is to forward information is to ask staff to distribute by email.
- There was a question regarding whether the task force can meet more often to further task force business. A. Bradley advised this would be a question of staff resources.
- There was a comment that meetings should only require a minute taker and not the 6 staff persons that are in attendance at this meeting.
- There was a question regarding whether one task force member meet with another task force member. A. Bradley reported it would be fine to meet in a social context. Task force business should only be discussed in a public meeting.
- There was a suggestion to meet over zoom. A. Bradley advised in person meetings will be required when the provincial order to hold electronic meetings is lifted.
- There was a suggestion for the task force to have an ideas drop box that would be available to the public.
- Planner Garbo advised staff will look into scheduling additional meetings that would include a minute taker.

Alyssa Bradley left the meeting at 2:22 p.m.

### **3. ROUNDTABLE DISCUSSION**

#### **3.1 New meeting schedule (every first Thursday morning)**

Planner Garbo reported the next meeting is scheduled on August 5, 2021 at 10:00 a.m. There was a question whether the task force can schedule an additional meeting prior to the August 5, 2021 meeting. Planner Garbo reported there are legal requirements for notice of meetings. There was a question regarding whether the task force can hire a note taker for additional meetings.

#### **3.2 Strategic Priority Matrix**

A Housing Action Program Strategic Priority Matrix was presented.

In discussion the following questions and comments were noted:

- Three out of twelve task force members have provided input to the Strategic Priority Matrix document. Planner Garbo advised the document is preliminary and for discussion purposes. Staff have not completed an analysis of the action items.
- There was a suggestion for task force members to review and provide comment on the matrix prior to the August 5, 2021 meeting.
- Concern was expressed that it is too soon to make recommendations as only three members have contributed to the document.
- There was a suggestion to have a subcommittee rank the priority matrix items.
- There was a suggestion to approve the short-term recommendations as outlined in the Strategic Priority Matrix.

- It is important to define the long-term goals and consider whether the short and medium term goals fit within them. It is important to remember that we are in a housing and climate crisis due to short-term thinking.
- There was a suggestion to add an additional column to start to rank the priority items.
- It is important to consider green assets and brown assets in planning. There is a risk that we would create brown assets in an approach to address the housing crisis in the short-term.
- There is a serious shortage of worker housing, for example Lady Minto Hospital was closed on the weekend due to staff shortages.
- RPM Cermak stated the main objective of the task force is to draft a housing action plan that includes include timelines, goals, objectives and actions. The Strategic Priority Matrix is the beginning of a housing action plan.

Member Wood left the meeting at 3:03 p.m.

RPM Cermak reported Dragonfly Commons, a 30 unit affordable housing application is in process. The Agricultural Land Commission regulations will allow additional farmworker housing on properties within the agricultural land reserve at the end of 2021.

### **3.3 Recommendations to LTC for Immediate Implementation**

This item was considered in item 3.2.

## **4. ADJOURNMENT**

The meeting was adjourned at 3:10 p.m.

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Rhonan Heitzmann, Chair

**CERTIFIED CORRECT:**

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Sarah Shugar, Recorder



## Salt Spring Island Housing Action Program Task Force Special Meeting Minutes

**Date:** Friday, August 6, 2021

**Location:** United Church Meadow  
111 Hereford Avenue

**Members Present:** Rhonan Heitzmann, Chair  
James Back  
Nejmah Guermoudi  
Meror Krayenhoff  
Stanley Shapiro  
Jessica Terezakis  
Daniel Wood

**Regrets:** None

**Absent:** Kerrie Proulx, Vice Chair  
Maïkan Bordeleau  
Bryce Chapman  
Yvonne Saunders

**Staff Present:** Geordie Gordon, Planner 2  
Daniela Murphy, Recorder

**Others Present:** Adam Olsen, Member of Legislative Assembly (MLA) for Saanich North and the Islands  
One member of the public

These minutes follow the order of the agenda although the sequence may have varied.

The meeting was called to order at 1:53 p.m. Chair Heitzmann welcomed staff, MLA Adam Olsen and Task Force members and acknowledged the meeting is being held in Coast Salish First Nations treaty and traditional territory. MLA Olsen offered a territorial acknowledgement as well.

### 1. CALL TO ORDER

#### 1.1 Approval of Agenda

By general consent, the agenda was adopted.

## 2. DISCUSSION WITH MLA ADAM OLSEN

In discussion the following questions and comments were noted:

- There was a question about the offering of territorial acknowledgements and how is it that the Islands Trust is a land use authority over unceded territory.
  - MLA Olsen advised that there is a general acknowledgement that what is seen today as government and legislative framework is not likely to cease to exist. He spoke of reconciliation and the reasons for it, expressing that there will be challenges in the coming months and years. The courts have determined that (sole) Crown sovereignty is not correct, and that there is a shared sovereignty with the Indigenous people. How the Province accommodates and reconciles lands that have been unceded, and sharing of sovereignty is a challenge of Crown governments. There already exists a shared sovereignty with different levels of government. MLA Olsen stated that the real thing to address are the racist beliefs that Indigenous people are somewhat lesser and cannot manage things (e.g. lands, money). He advised that the Province will partner with Indigenous people, just as they partner with everyone else. He spoke to the stewardship model of land use, and how our generation has learned from previous generations, we can unlearn from them as well though it will take time, compassion and love to get to where we need to get to.
- There was a question if Salt Spring Island were to be a model of collaboration, taking guidance from First Nations on how to move forward – how could this be achieved?
  - MLA Olsen spoke to finding a way to live together in communities with each other and finding ways to solve problems. The Gulf Islands and their uniqueness has been lost to the same settlement patterns seen on the Saanich peninsula, i.e. single family homes. He spoke to an example of a property with multiple dwellings and residents supporting one another. MLA Olsen referred to North Saanich as a largely residential and agricultural area, with no available professional services. The Gulf Islands need to have a variety of housing to support the work force and the quality of life that community members expect. He advised that a rethink of how the land is zoned and used may be required, and referred to Islands Trust planners to assist with this.
- There was a question regarding what MLA Olsen meant by “services”.
  - MLA Olsen replied that services means places for childcare, seniors care and homes for doctors, nurses, and construction workers. Without self-reliance, Salt Spring’s community will suffer.
- There was a question as to whether zoning a multi-family parcel to affordable housing would solve part of the issue.
  - MLA Olsen advised that zoning (Islands Trust) is only part of the solution to the housing problem. There is also water and sewer, for example, that would need to be addressed. He spoke to the population and capacity of the island being an issue. To have 1 million people on Salt Spring Island would make for a very different island than what is experienced today. The community would experience high population density and would need to pump water in and pump sewer out. MLA Olsen spoke to the philosophical view of how home ownership is currently viewed and the option of living with family. He advised that with the housing issue, there are various government bodies responsible and they need to work in concert with one

another. A multi-jurisdictional meeting is required with the Province, Capital Regional District and Islands Trust in order to move together and effect change. He commented on the housing challenges in all of the Province, not just the Gulf Islands.

- There was a question on these government bodies and how to organize such a multi-jurisdictional meeting.
  - MLA Olsen advised that there currently is a meeting once a month of the Southern Gulf Islands forum. This meeting allows leaders to share where they are at with various challenges in their community. All Trustees, the CRD Directors, MP Elizabeth May, MLA Olsen and First Nations Chiefs attend this meeting. The forum is still in its initial stages, but may be the right outlet for this housing issue, and he spoke to the fact that it would bring an Indigenous voice to the issue.
- There was a comment about congregate housing and the benefit to having amenities and transportation options within walking distance.
  - MLA Olsen spoke to the Task Force about coming up with policy ideas, and how the challenge is to move people past barriers. He spoke to the land use bylaw and real estate market being things that people have created and treat with reverence as people have significant investments in land.
- There was a comment that community members have different values, such as wealth, farming, earth stewardship, but that everyone needs someone at some point.
- There was a comment about Ganges being a busy hub, and the potential in Fulford to create an expanded village. There was a further comment about how communities could be built around homes.
- There was a concern that topics (i.e. housing, transportation) are talked about separately, but that these topics should be considered together and that Salt Spring could be a model for other communities. There was further concern that thinking continues to be in the old paradigm, but there are many ways to do things differently and that collaborative government has to do more than just build boxes to house people.
  - MLA Olsen replied that the Province creates legislation that the Islands Trust and other local government enact. He expressed that there may be a philosophical block but often it is a regulatory framework that does not permit something to transpire. MLA Olsen encouraged the Task Force members to write down any policies or legislation that they come across that seem to prevent something, and share these findings with the Trustees and himself. He emphasized that he is here to serve the community and will look at the policy and the reasons for its existence and explore the possibility that the policy needs to be changed. MLA Olsen noted that staff is not obstructive in the process, but rather, are following the legislation. He explained the process for the legislation to be changed: It starts at the Islands Trust level, then is brought forward to the Provincial level.
- There was a comment about affordable housing, referring to the cost of building and the cost of land. There was a reference to the 99 year leases by the Musqueam Band at the University Endowment Lands. The cost of land has constrained how land is now developed. There was a question as to whether a 99 year lease could be implemented, where the land is private for that time, but then reverts back to public land.
  - MLA Olsen replied that the federal government created two models for communities: municipal and a reserve system. In the municipal model, there is a question of how much the land is worth. In the reserve system model, the land is worth nothing. He noted that the real estate market is out of control and has put



well paid people into challenges of home ownership. He noted that the status symbol of home ownership has to change, as it has become unsustainable.

- MLA Olsen offered suggestions as to alternative home designs, such as creating a home that could permit a duplex in future. He also noted that there are several houses on Salt Spring Island with multiple rooms. A change in the legislation may possibly house unrelated people in the same home.
- There was a concern regarding the housing crisis, suggesting issues need to be addressed immediately, in addition to the longer paradigm shift. It was noted that people are desperately looking for housing on-island. There was a further comment that people used to commute off-island to find work, but now people commute to Salt Spring.
- There was a comment to focus on something that can be done with some tangible outcome.
- There was a comment that the long-term goal is the creation of the interjurisdictional housing authority. A member asked MLA Olsen how he could help create this authority and navigate the bureaucratic obstacles. There was a further question on how the Speculation tax could be implemented.
  - MLA Olsen suggested that he or a member of his staff could sit in on the Housing Action Program Task Force meetings so that when these types of questions come up, he can be there to help. With regards to the Speculation tax, he has been in conversation with the Minister of Finance and he anticipates a deeper conversation in the Fall. He advised that the problem with the Speculation Tax is that the monies go to General Revenue.
- There was a comment about the model for worker housing in Whistler.
- There was a comment that there needs to be a shift towards Indigenous views that need to be supported. There was a question whether there could be an Indigenous voice on the Task Force.
  - MLA Olsen advised that the capacity to address this request could be challenging and suggested contacting Lisa Wilcox, Islands Trust Senior Intergovernmental Policy Advisor for guidance. He advised that the Task Force could do the work and then invite First Nations to review or comment.
  - MLA Olsen advised that the government will have an intense focus on housing.

#### **4. ADJOURNMENT**

The meeting was adjourned at 3:01 p.m.

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Rhonan Heitzmann, Chair

#### **CERTIFIED CORRECT:**

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Daniela Murphy, Recorder

Attachment 1

# Housing Action Program: Strategic Priorities Matrix

Ranking	Recommendation	Proponent	Priority	Timing	Staff Comments
<b>Values, objectives and vision</b>					
	“The action program should have clear goals and objectives, outline tasks and responsibilities, timelines, and performance measures, and must be adaptive”	HWG			
	A Healthy, Sustainable and Diverse community that balances needs of people, environment and economy in a healthy and sustainable way	Rhonan			
	Building and living with minimal net impact on the environment	Rhonan			
	<ol style="list-style-type: none"> <li>1. Housing is comprised of Market, Affordable (30% of income), Social (those with low income who only need housing), Supportive (housing plus support - mentally or physically challenged, assisted living). The objective is that <b>no one is left behind</b>. All sectors need to be addressed in a healthy community, beginning with those who have been here the longest.</li> <li>2. The IT was put in place to preserve and protect the self-reliance and agronomy that dominated the Islands at the time of Trust inception. We need to regain that self-reliance and the Trust needs to help. This is particularly poignant in housing.</li> <li>3. It is common that the government and perceptual constructs that are put in place to deal with a particular problem at a particular time, become the constraints to solving today’s problems. We are handcuffed by our own creations. We desperately need our current governance to recognize the constraints they place on the greater good, and to be active in making them go away. Saying we can’t consider something because it is outside our domain (eg. it’s the Building Code, or that’s Island Health, or that’s CRD, etc) honors the constraints of the system that got us into this mess. It is difficult to fathom that we created a system that we can’t get out of.</li> <li>4. We need to consider the long-term implications of what we do. Looking in the rear-view mirror when planning is entirely inappropriate when facing down climate change. In every decision we need to be cognisant of the future we are creating.</li> <li>5. We need to think in a different way than what led to our housing problem, and we need to be bold.</li> </ol>	Meror			

Germany is considering banning single family residences. Lithuania has extremely minimal but effective building code requirements. France has tightly constrained, rural villages surrounded by pastoral protected land. New Zealand requires that all building materials last a minimum of 50 years. Adelaide has one city block where only rammed earth buildings are allowed, thereby stimulating innovation.

- 6. All buildings must be a gift to our descendants, and not disposable toxic waste. All new building must be creating a green asset for the future. Our tolerance for building brown assets is now inappropriate.
- 7. The bottom rung of the housing ladder needs to be put back into place. The bottom rung can be extremely small, as long as it is warm, dry, durable, and healthy. Security of home is psychologically more important than square footage. Living in a secure, tiny, beautiful, healthy, durable home can have way more dignity than living in a toxic, disposable mansion.
- 8. The notion that private landholders will do better for the environment than government protected land, is naïve at best. There is too much evidence here on SSI to dispute that.
- 9. A primary objective should be that as many people as possible can live, work, and play without a car. At best we should be moving all new people into SSI townships, and we need to distinguish the townships. Barely palatable is densifying along the bus routes, and limiting those bus routes eg buses are good but more bus routes is not better (LA thought more highways would solve the traffic problem).
- 10. A related objective is that as many people as possible should have housing that is self-reliant eg. it is independent with regards power, water, and sewage.
- 11. We need to actively trade rural land for building rights in town areas. Density transfers need to be made appealing enough by IT that developers will actually do this. Blaming lack of proponents is lame. Make it work for them and they will come. And we need to rethink the rural nature of our townships.
- 12. We desperately need a housing authority to coordinate the myriad governing bodies such that we can make progress on housing, in the way we on SSI want it.

UPDATE LUB					
	Permit seasonal accommodation (hotel, resorts) for long-term use	Rhonan	High	Immediate	
	<p><b>Update secondary Suite bylaw to:</b></p> <ul style="list-style-type: none"> <li>-Permit secondary suited in all zoning districts</li> <li>- Allow Secondary suites in accessory buildings</li> <li>- Protect water for Secondary suites- Mandate that <b>where water concerns exist</b> an alternative supply must be used.</li> <li>-Update water requirement to align with Island Health 200 L per person per day based on 2 people per BR.</li> </ul>	Rhonan	High	Immediate	
	Update Land Use Bylaws to conform to new ALC regulations	Rhonan	High	Immediate	
	Develop bylaw to support development of tiny homes	Rhonan	High	Short	
	Update Density Transfer Mechanism to be <b>viable</b> so that “densities” are transferred out of large landlocked undeveloped areas and added closer to villages and infrastructure.	Rhonan	medium	Long term	
	Update BbB requirements to allow for smaller low impact accommodation such as glamping/ small sleeping cabins /tiny homes	Rhonan	medium	Medium term	
	<p>Wider focus needed to house families who contribute to community wellness and particularly to low-income citizens who have 0% point of attachment.</p> <p>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.</p>	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			
	<p>Explore the “Brinkworthy” model where buyers only buy the home, not the land.</p> <p>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 generations in one house) as they can't afford a home in today's market. This in our society is not right!</p>	James			

	“Homelessness” is partially a housing issue that needs to be also addressed. Tiny homes offer a cheaper option but not for families. Sprinkling suites and cottager 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, tec.				
	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	
	<b>Simplify, simplify, simplify, and remove contradictions.</b>	Meror			
<b>UPDATE OCP</b>					
	Review and amend Part A, Sec A.6 Climate Change and Energy Efficiency as it relates to: <ul style="list-style-type: none"> <li>environmental protection</li> <li>sustainable design</li> <li>housing development</li> </ul>	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"> <li>affordable housing</li> <li>permitting seasonal accommodation (hotel, resorts) for long-term use</li> <li>Creative-Place Making</li> </ul>	LTC/LPS	Medium	Short Term By early 2023	
	Develop new section to address: <ul style="list-style-type: none"> <li>First Nations Reconciliation,</li> <li>heritage and archeological Protection</li> </ul>	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"> <li>Multimodal Transportation</li> <li>Accessibility</li> </ul>	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	Rhonan	Medium	Long term	
	Soft cap on house size- where houses over certain footprint must conform to high ecological building standard and property development plan	Rhonan	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.	Rhonan	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			
	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		
	1. My memory of the OCP that we created was that all new building must be, where possible, designed by an islander, built with local labour and materials, and express local culture. When the library was built, snubbing its nose at <u>all</u> those intentions, I asked the CRD to respect our OCP and they said it was up to the IT to enforce it. That’s when we learned the OCP is an “aspirational” document, and could not be enforced. I still like the idea. See points #3 and #12 in Values, Objectives, and Vision. 2. The Ministry of Municipal Affairs requires that local governments update their OCPs at least once every 5 years. It also requires that housing requirements are projected for the next five years and zoning is created to meet that projected need. We currently have the need for 300 units and another 300 projected in the next 5 years. I believe such zoning is the responsibility of the Trust, and that ball has been badly dropped for ~15 years. To fulfill our obligation, we need to zone now for 600 units, and	Meror			

	all those units (not including the emergency response) need to be in our townships.				
<b>DEVELOP SUPPORTING POLICIES</b>					
	Prioritize affordable housing rezoning application	Rhonon	High	Immediate	
	Not enforce non-conforming dwellings (likely standing-resolution as interim solutions)	Rhonon	High	Immediate	
<b>PILOT PROJECTS/INCENTIVES</b>					
	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	

	<p>Create a tiny factory wherein people can make walls for their home. These walls will be healthy, warm, durable, beautiful and environmental. When they accumulate enough walls to build a home, the walls get trucked out to their site and assembled. If they build more walls, they can expand their home. If they want to create a duplex with their walls, they can do so with a friend. If they have placed their walls/home on a property that isn't theirs, and the arrangement with the landlord stops working, they can readily disassemble their walls and truck their home pieces to a new location. This idea can be thought of as building with LEGO. It has the potential to replace the current bottom rung of the ladder which is living under tarps, on boats, in vans and in trailers (all of which are brown assets).</p> <p>The benefit of this idea is that it can be created with the primary ingredient being labour. Those wishing to enter the real estate market can create equity in building until they can afford some land, by themselves or with others.</p> <p>An additional benefit of this idea is that it can utilize relatively unskilled labour, perhaps even the handicapped.</p>	Meror			
	<p>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.</p>	James			
<b>OTHER IDEAS</b>					
	<p>Air B&amp;B should be strongly restricted to enable longterm accomodations</p>	Yvonne	High	Immediate	
	<p>Carrying capacity target based on Net Impact per Capita- What % of types and sizes of dwellings to support healthy diverse community and environment</p>	Rhonan	Medium	Long term	
	<p>Plan for creation of Intergovernmental Housing Authority</p>	Rhonan	High	Long term	
	<p>Co-Housing - creates a neighbourhood community with sustainability and a very small environmental footprint with shared resources like laundry, kitchen space, community garden, workshop space, creativity spaces and yes, shared vehicles.</p>	James & Meror			



	Free Shuttle	James			
	Building Strata where homeowners don't have to purchase the land	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			
	Require all new building starts to have a cistern, the size of which is related to the square footage of the home. Bermuda has done rainwater harvesting since 1951 and requires 8 Imperial gallons of storage for every square foot of home. They get 55.5" of rain/yr, distributed fairly evenly on a monthly basis. If SSI's rain was evenly distributed, we would require 5.4 Imperial gallons / square foot, but we get heavy winter rains and long summer droughts. We will need upwards of 10 Imperial gallons / square foot.....and that's totally do-able. We need to wean ourselves off NSSWD's obsession with surface water & ground water.	Meror			

## Draft Housing Action Program Survey

The intent of this survey is to seek public input and to gather information on assisting the Salt Spring Island Local Trust Committee (SS LTC) in developing policies, regulatory options and incentive programs to support the [Housing Action Program](#). Issues to be addressed through the Housing Action Program include housing availability, diverse housing types, and affordability, while also fulfilling the Island Trust's mandate to protect and preserve the sensitive environmental conditions and archeological significance on Salt Spring Island. For information and updates on the Housing Action Program, please visit the project webpage at: <https://islandstrust.bc.ca/housing-action-program/>

**The survey is to be completed by adults (18 and over) who reside, work, own property or have an unceded right to land on Salt Spring Island. The data collected will be anonymized and no identifying information will be captured in the analysis of the data. No individual survey results will be shared with anyone; only summary findings will be published.**

**The survey will take approximately 15 minutes to complete.**

### General Housing questions

**Question 1:** Please tell us your current housing status on Salt Spring Island by choosing the category that applies to your situation (check all that apply)

- Own and reside full time
- Own and reside part time
- Own and visit occasionally
- Own vacant property
- Own and rent out property long-term
- Own and rent out property short-term
- Rent and reside here full time
- Rent and reside here part time
- Live elsewhere but work on Salt Spring Island
- Other (please explain)

Comment

**Question 2:** Do you currently have stable, safe, permanent, appropriate housing?

- Yes
- No

**Question 3:** In your opinion, what's the biggest cause of Salt Spring Island's housing challenges? (Check all that apply)

- Excessive regulations
- Booming real estate market
- Lack of long-term rental housing

- Rents outpace wages
- Other (please explain)

Comment:

**Question 4:** Who do you think should be responsible for providing housing to ease the Island’s housing challenges? (Check all that apply)

- Federal government
- Provincial government (e.g. BC Housing)
- Local government (e.g. CRD)
- Private residential land owners (for secondary suites, cottages, etc.)
- Private Developers (Multi-family, apartment buildings, etc.)
- Other (please explain)

Comment:

**Question 5:** Does Salt Spring Island need more housing?

- Yes
- No
- Maybe

Comment:

**If you answered “No” to question 5, please skip to question 14.**

**Question 6:** If you answered ‘Yes’ to Question 4, what kind of housing does Salt Spring Island need more of? (Check all that apply)

- Single-family homes
- Duplexes/triplexes
- Rental apartments
- Secondary suites
- Tiny homes
- Condominiums
- Other (please explain)

Comment:

**Question 7:** If you answered ‘Yes’ to Question 4, where should new housing be located?

- Concentrated in and around villages
- Spread out over the island
- Other (please explain)

Comment:

**Question 8:** If you answered 'Yes' to question 4, are there areas of the Island where new housing should **not** be located? (Check all that apply)

- Watersheds
- Contiguous forests
- Areas of known species at risk
- Other (please explain)

Comment:

**Question 9:** Should secondary suites be permitted everywhere on the island?

- Yes
- No
- Maybe

Comment:

**Question 10:** If you answered 'No' to question 8, where should secondary suites **not** be permitted? (Check all that apply)

- Watersheds
- Areas of known species at risk
- Other (please explain)

Comment:

**Question 11:** Should cottages be allowed for full-time residential use everywhere on the island?

- Yes
- No
- Maybe

Comment:

**Question 12:** If you answered 'No' to question 10, where should full-time cottages **not** be permitted? (Check all that apply)

- Watersheds
- Areas of known species at risk

- Other (please explain)

Comment:

**Question 13:** Should the SS LTC allow more dwellings on a lot under certain conditions?

- Yes
- No
- Maybe

Comment:

**Question 14:** If you answered 'Yes' or 'Maybe' to Question 12, please indicate the conditions under which you would support less restrictive zoning standards (e.g. density, building square metres, or building height, etc.). Please check all that apply.

- Sufficient water and sewage disposal
- Limits to the maximum floor area of each additional dwelling
- Restricting dwelling units to be maintained as long term rental housing
- Limits to the maximum floor area of accessory buildings (shed, garage, workshop, etc.)
- Maximum lot coverage restricted to less than what the zoning currently permits
- Sufficient parking and additional screening regulations
- Preservation of a majority of the property through a restrictive covenant
- Affordability of dwelling units to be protected in perpetuity through housing agreements
- Other (please explain)

Comment:

**Question 15:** The Salt Spring Island Official Community Plan (SS OCP) estimates the total number of dwelling units that could be built on Salt Spring Island under current residential zoning to be 8150 units, assuming all undeveloped lots are occupied (excluding seasonal cottages and secondary suites), and all potentially subdividable land is subdivided. Do you support maintaining the current regulations that result in this projected maximum build-out?

- Yes, I support the existing regulations
- No, I would support changes in the regulations to permit an **increase** in the projected build-out
- No, I would support changes in the regulations to permit a **decrease** in the projected build-out

Comment:

**If you answered 'Yes' or you support a 'decrease' to question 15, please skip to question 16.**

**Question 16:** If you support an increase from question 14, what regulations do you recommend the SS LTC review to manage growth and/or the impacts of growth? (Check all that apply.)

- Minimum lot sizes for subdivision
- Secondary suite regulations
- Maximum floor area limits for dwellings
- Requirements for the inclusion of affordable housing (with a housing agreement to ensure long-term affordability) as part of subdivisions
- Requirements for donation of densities to a land bank that could be used for the development of affordable housing
- Other (please explain)

Comment:

### Policies to achieve objectives

**Question 17:** The SS OCP currently includes several criteria intended to help the SS LTC decide whether or not to approve affordable housing proposals. Please select the top 4 that are most important in your opinion.

- Use of housing agreements to manage affordability
- Use of housing agreements to manage occupancy (e.g. workers employed on island)
- Rents that meet an affordability test, such as 30% of a household's or individual's income
- Adequate water supply for household uses and fire protection.
- Energy and water efficient building design
- Maximum floor area of cottages not to exceed 90 m<sup>2</sup>
- A maximum of two storeys and 50 units in any one development within Villages
- Not degrading a sensitive ecosystem
- Not being sited in an area subject to hazardous conditions

Comment:

**Question 18:** When there are conflicts between the policies on housing and policies on environmental protection, which should take precedence?

- Environmental
- Housing
- Depends

Comment:

**Question 19:** Should the SS LTC develop new subdivision polices and zoning regulations to allow for small lots for small residential homes (e.g., tiny home subdivision)?

- Yes
- No
- Maybe

Comment:

### **Environmental Protection and Biodiversity**

**Question 20:** Should the SS LTC strengthen existing regulations to implement SS OCP policies supporting the protection of biodiversity, restoration of the natural environment?

- Yes
- No
- Maybe

Comment:

**Question 21:** Many of the Salt Spring Island Official Community Plan (SS OCP) policies and regulations use ‘soft’ language like ‘encourage’ rather than setting a requirement, such as ‘shall’ or ‘must’. For example, in the Environment section, the SS LTC encourages landowners and others to utilize current best practices and guidelines in undertaking an ecosystem-based approach to site planning and development. Landowners and developers are ‘encouraged’ to utilize the principles provided in the manual “*Develop With Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia, 2006*,” prepared by the B.C Ministry of Environment. Should policies be updated to strengthen the language by requiring some minimum standards in meeting the guidelines for new development?

- Yes
- No
- Maybe

Comment:

**Question 22:** Should the SS LTC strengthen policies, regulations, and enforcement on the protection of undisturbed buffer areas, especially where a tree bears the nest of a bald eagle, osprey, or great blue heron, or any seasonal buffers around all native nesting birds?

- Yes
- No
- Maybe

Comment:

### Protection of Forest

The SS LTC has an [ongoing project](#) to better protect the Coastal Douglas-fir (CDF) zone and associated ecosystems on Salt Spring Island. A more comprehensive survey about CDF forest protection will be released in the coming months.

**Question 23:** Do you think residential development activities, such as land clearing, building construction, servicing, driveways, and landscaping, cause harm to the Salt Spring Island's forests?

- Yes
- No
- Maybe

Comment:

**Question 24:** If yes, should the SS LTC make new policies or regulations to alleviate such harm?

- Yes
- No
- Maybe

Comment:

**Question 25:** Does the subdivision of land (i.e., creating several new lots from a single larger lot) cause harm to Salt Spring Island's large connected forests?

- Yes
- No
- Maybe

Comment:

**Question 26:** If yes, should the SS LTC make new policies or regulations to reduce the harm that the subdivision of land does to Salt Spring Island's large connected forests (e.g. requiring clustered development design, smaller homes and smaller lots)?

- Yes
- No
- Maybe

Comment:

### Sustainability of Freshwater

**Question 27:** Should the SS LTC develop new regulations that would require rainwater collection and use for domestic purposes (i.e. potable water) for new dwellings?

- Yes
- No



Maybe

Comment:

**Question 28:** Should the SS LTC develop new regulations that would require groundwater monitoring and data collection for new commercial, industrial, institutional or multi-family developments?

Yes

No

Maybe

Comment:

**Question 29:** Should the SS LTC develop policies and regulations that encourage retention of contiguous forests and watershed ecosystems in order to promote groundwater recharge?

Yes

No

Maybe

Comment:

**Question 30:** Would you consider installing a rainwater collection and storage system?

Yes

No

Maybe

Comment:

**Question 31:** If you use or would consider using a rainwater collection system, what do/would you use it for?

Potable purposes (e.g. drinking water)

Non-potable purposes (e.g. irrigation)

Both potable and non-potable purposes

Comment:

# SSI HOUSING FACTS AND FIGURES

## Housing Continuum

### Non-Market

Temporary Housing			
<b>EMERGENCY SHELTERS</b>	<b>TRANSITIONAL HOUSING</b>	<b>HOUSING WITH SUPPORTS</b> (Group homes, long-term care, assisted living facilities, etc.)	<b>NON-MARKET RENTAL HOUSING</b> (Non-profit and public rentals, or co-operative housing, etc.)

### Market

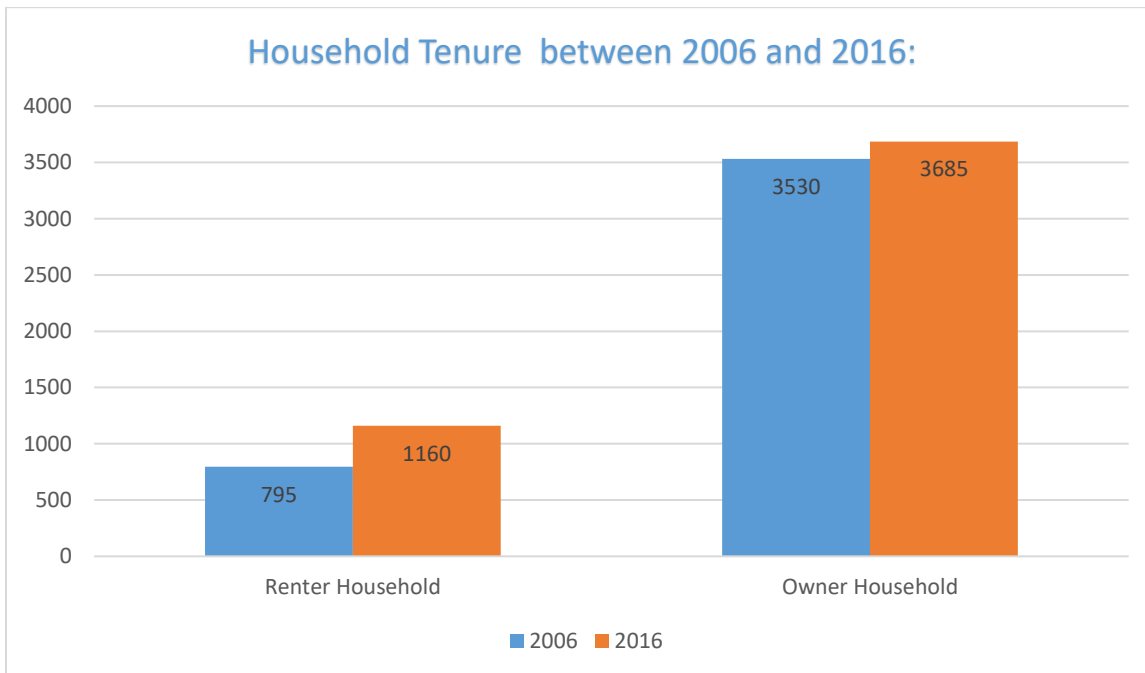
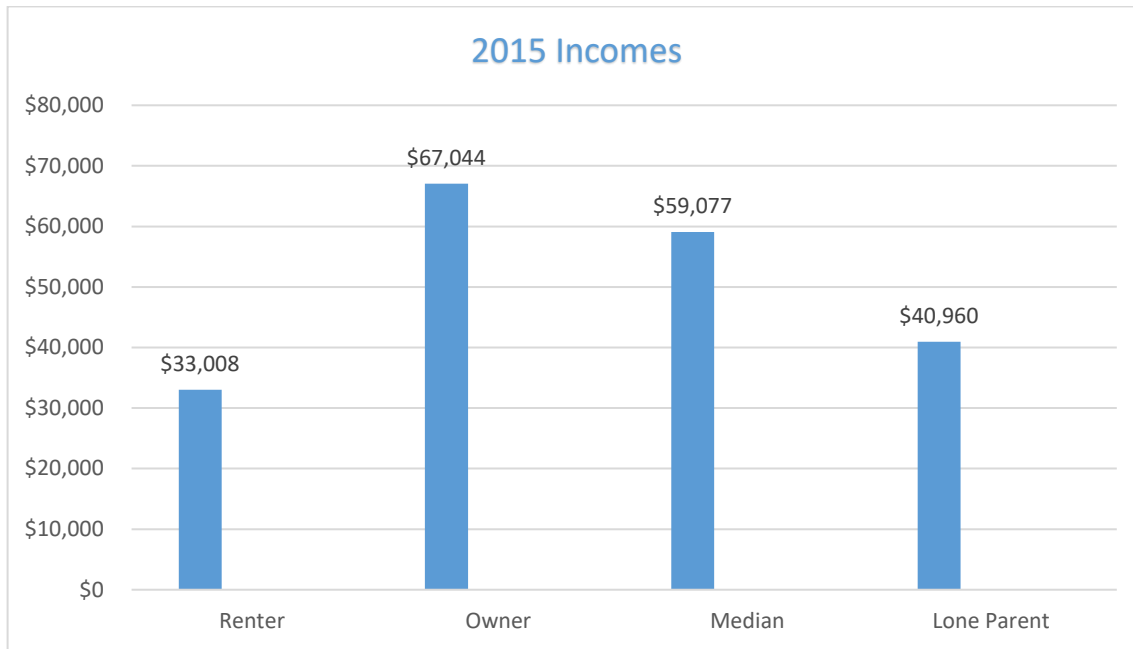
Permanent Housing	
<b>RENTAL HOUSING</b> (Apartment or condo rentals, houses, secondary suites, cottages, etc.)	<b>HOME OWNERSHIP</b> (Condos, single family homes, duplexes, etc.)

According to the Capital Regional District Housing Needs Assessment, Salt Spring needs to make up a deficit of 300 units:

Estimated Housing Units Needed	2016-2020	2020-2025
Studio or 1 Bedroom	140	136
2Bbedroom	118	120
3+ Bedroom	41	46
Total	299	302

- Salt Spring Island is the largest, most populated, and most visited of the Gulf Islands
- The population grew by 10% between 2006 and 2016
- The median age in 2016 was 55.4 years
- There were 4,840 households in 2016, with an average od size of 2.1 persons per household
- The median income on Salt Spring Island in 2015 was \$59,077
- Salt Spring Island's Housing Stock is 81% single detached homes
- 76 percent of households own their home
- 24 percent of households rent

Census data highlights median income differences between demographic groups:



*Annual growth rate of 0.4 percent for owners, 4.6 percent for renters*

### Population Growth Rate – Islands Trust Area vs. British Columbia

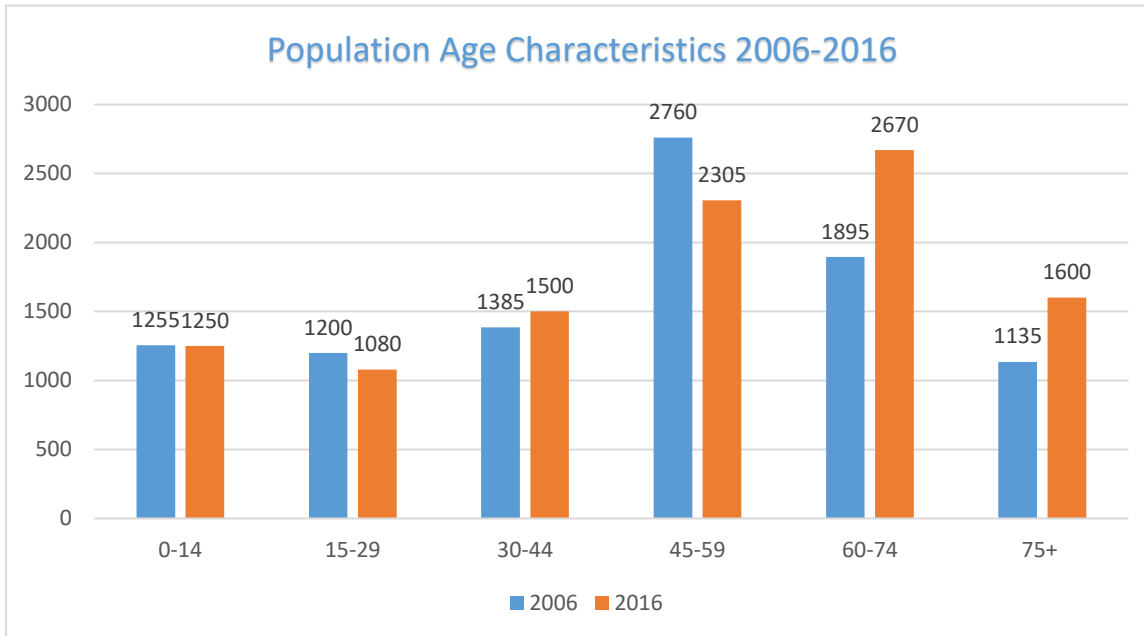
	Trust Area		British Columbia	
	2006	2016	2006	2016
<b>Population</b>	25,385	26,245	4,113,485	4,648,055
<b>% children (0-19)</b>	17.3%	14.3%	23.2%	20.4%

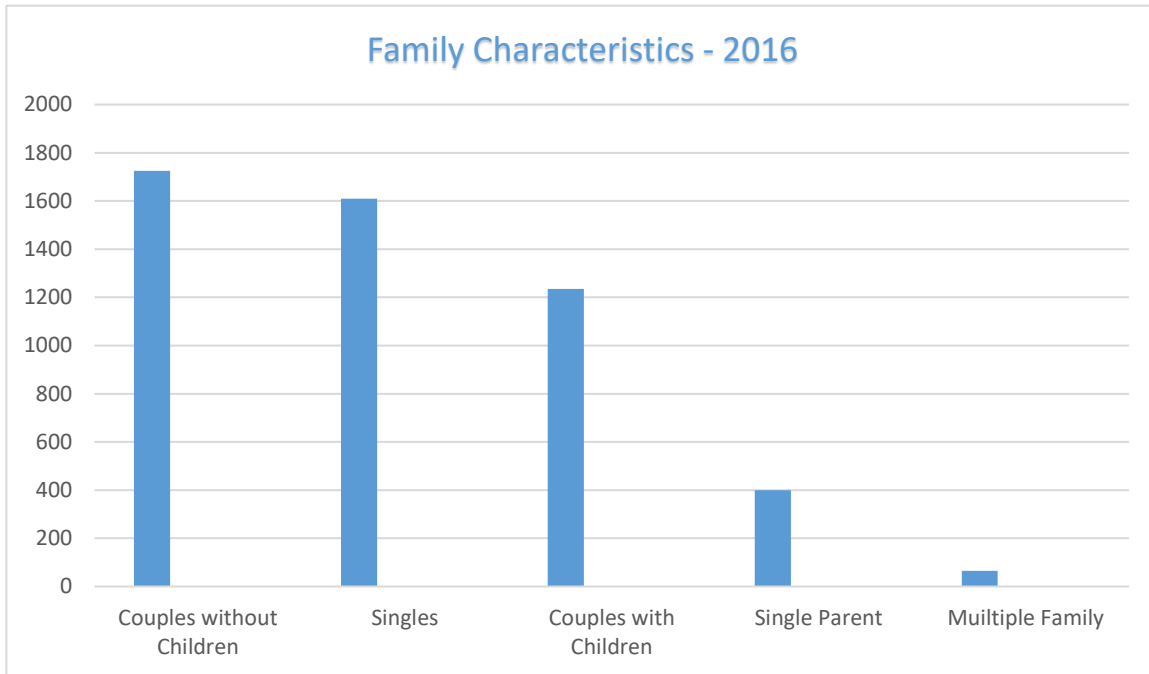
<b>% Seniors (65+)</b>	21.7%	33.0%	14.6%	18.3%
<b>Median Age</b>	52.2	61.4	40.8	43.0

Population Growth Rate – [Salt Spring Island Trust Area vs. British Columbia](#)

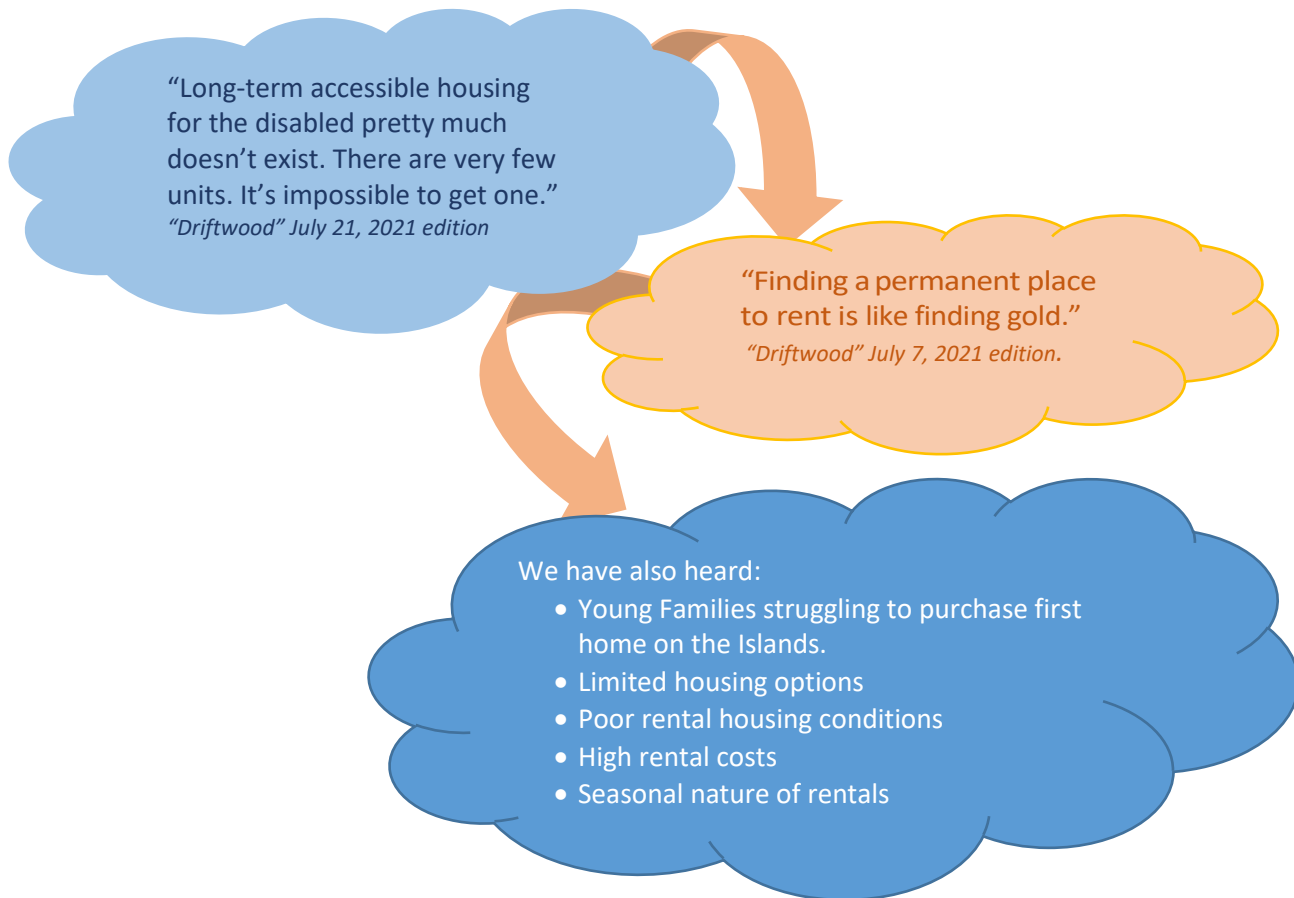
	Salt Spring Island			British Columbia		
	2006	2016	Change	2006	2016	Change
<b>Population</b>	9,640	10,557	↑ 9.5%	4,113,485	4,648,055	↑ 13%
<b>% children (0-19)</b>	18.8%	16.4%	↓ -2.4%	23.2%	20.4%	↓ 2.8%
<b>% Seniors (65+)</b>	22.2%	30.6%	↑ +8.4%	14.6%	18.3%	↑ +3.7%
<b>Median Age</b>	51.3	55.4	↑ +4.1 years	40.8	43.0	↑ +2.2 years

→ According to the 2016 Census data, Salt Spring Island experienced the largest absolute growth occurring within the Local Trust Area- 860 people





## YOUR VOICE



## Attachment 4

### Quotes on housing on Salt Spring Island - Summer 2021

"I am living in a mobile home with my two kids for \$1,700 a month. I can barely afford gas and food, and I work more than full time hours. I barely get to hang out with my kids because I am working so much just to keep a roof over their head."

"I work at Lady Minto hospital and we currently have a critical staff shortage and are at a crisis point due to limited staff being able to stay here long term. Many of our staff are struggling to stay due to the housing crisis. We have lost countless staff just in the time I have been here."

"I am 25 now and will be able to afford a reasonably priced home (\$500K) in about 2 years. I know this because I am a financial advisor and have done the math. Unfortunately, due to the housing market and availability, I will have to move off this island when I want to buy my first home. There is currently not one single home for sale publicly in that price range on SSI."

"A majority of rentals available would require 70% of my monthly income and I work full time."

"We have moved nine times. Lived in a one room vacation rental with three kids once, a tiny basement apartment for a year until we finally found something else. Have lived with mould, rats, bugs, and bad water. Took us eight years to find stable housing."

"I rented an RV for \$1,200 a month, and when I arrived, nothing on the property had been done that was promised. Then the door latch fell out and the door wouldn't secure, the hot water didn't work, the sewage started backing up into the bathtub, the propane didn't work."

"I have developed health issues from illegal housing with mold issues. I had unfortunately also found myself in a unit previously owned by a landlord who was notoriously dangerous. Now I am looking again because of mold issues and the pressure of potentially becoming homeless while working a full-time professional job is killing me."

"I was born and raised on Salt Spring. After 10 years abroad, though I would love to make this my forever home, the only reason I am able to be here is because I live with my parents. I am 30 and given my work history should be able to afford to live on my own. My income is significant and steady but it's not enough. Every week it keeps getting further and further away."

"Moved away after 41 years. Too expensive. No affordable housing. Worked three jobs to raise my kids. Nowhere I can afford to live now. Everything is too expensive."

"I'm worried that the community - which is the major driving factor of wanting to live on Salt Spring - will be gone and replaced by the ultra wealthy, with many unoccupied homes. Then what's the point in staying? I also worry about ongoing staffing shortages in the business that I help run, along with many other businesses on the island."

"There was absolutely nothing on the market under \$2,800 (a month) for our family. Many people we know who are working families are living in tents or campers. COVID19 hit our small business hard. We have a young child and pets and we had to pack up and leave with the last dime we had. We are disgusted at how greed has become the real pandemic on the island."

"I am without a home because the suite I was living in caused all my things to mold while I was away looking after a terminally ill family member. I got very sick from the mold and most of my things were damaged. It's a tough go out there."

"My current housing arrangement is dependent on my partner's employment and I'm constantly worried I will not be able to find housing after our year term is up. I am currently one of the most senior staff working at our hospital."

"I had to move from place to place 4 times last year during a pandemic. I finally managed to lease a farm and started to work it. Islands Trust is trying to change the rules so they can evict me for the winter months. After working all summer to grow food for my community, they want me to go away. Where? Why? What kind of entitlement does it take to expect people who work all summer to feed you and then appreciate it with an eviction notice?"

"There is nothing for the average working family. We work full time, my partner works in the trades. He is paid well. We have no options if our current rental were to go away. We feel stuck, we feel scared for our children's future. We worry about the mould in the windows, is it in the walls? Our families live here, we are tied to our jobs, our children have a community here."

"I work at the local hospital (LMH), where there are not enough staff available to safely support the patients, so we had to go on Diversion (capping patient capacity at 8 beds) for a few weeks during the peak of the staffing shortage. They can't get new nurses - and it has nothing to do with the management, because they're spectacular. I want to stay on the island and buy a place, but I refuse to pay \$600k for a tear-down - because that's what a decent down payment gets you here."

*Over 50 stories were submitted by Salt Spring residents to an online form created by Salt Spring Solutions during the months of July and August 2021. Names are withheld for privacy reasons.*