



Salt Spring Island Housing Action Program Task Force Meeting Minutes

Date:	Thursday, September 16, 2021
Location:	Baptist Church, Lower Level Meeting Room 520 Lower Ganges Road, Salt Spring Island
Members Present:	Rhonan Heitzmann, Chair Kerrie Proulx, Vice Chair Nejmah Guer mou di Yvonne Saunders Stanley Shapiro James Back
Regrets:	Maïkan Bordeleau Meror Krayenhoff Jessica Terezakis
Absent:	Daniel Wood Bryce Chapman
Staff Present:	Louisa Garbo, Island Planner Rob Pingle, Recorder
Others Present:	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 1:13 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. Chair Heitzmann proceeded with a roll call.

1.1 Approval of Agenda

Planner Garbo requested to add 2.2 Survey to the agenda in order to discuss the public engagement process as it related to the survey and postcard to be considered by the Task Force.

By general consent, the agenda was adopted as amended to include 2.2 Survey.

ADOPTED

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1.2 Approval of Draft Minutes for August 19, 2021

By general consent, the minutes of the August 19, 2021 Housing Action Programs Task Force meeting were adopted.

2.1 BYLAW AMENDMENT

Planner Garbo presented the staff memo for a Bylaw amendment to address changes to residential permissions in the Agricultural Land Reserve.

It was MOVED and SECONDED,

That the Housing Action Program Task Force recommend to the Salt Spring Island Local Trust Committee that the draft Bylaw No. 526 proceed with a recommendation that the LTC explore options to make more agricultural housing available.

CARRIED

2.2 Survey

Planner Garbo reported that the survey feedback has been received. Planner Garbo asked for approval to distribute the final version to the public. A member requested that the latest revision be shared with the Task Force before approval for distribution.

There was a question about how the survey fits with the overall engagement plan. Staff suggested to include a review of the public engagement plan at the next meeting.

Staff said "Coffee with a Planner" is being worked on to create further engagement with the community to begin no later than November. Staff also explained that a postcard will be available for review by the Task Force at the next meeting and is a further public engagement item. A member asked if more can be incorporated into the public engagement plan. Staff explained that additional items are welcome from the Task Force to expand and improve the public engagement plan.

There was discussion about the ability to improve the data available to the Task Force. There was discussion about the use of a summer student to increase the staff resources for the Task Force and data collection. There was discussion about the need to engage with employers regarding the needs of their staff for housing. It was discussed that Salt Spring Solutions is surveying community businesses by invitation to learn about their issues. There was discussion about the applications Community Services has received for their housing opportunities and if that data could be collected for use by the Task Force. There was discussion about the housing requests postings on the Salt Spring Exchange as a source of data. It was also suggested that the survey be posted on Salt Spring Exchange.

3. ROUNDTABLE DISCUSSION

There was a comment about the need to continually update the strategic priorities matrix. It was suggested another column should be added to address rationale. It was discussed that there is a plan to include extra categories.

The attached correspondence was discussed regarding an eco-village possibility. There was a question whether land could be purchased and then given to a First Nation so that affordable housing could then be created. Staff could not offer an opinion about how that arrangement could be made with such a wide variety of governance structures needing to be addressed. Staff discussed the areas that the Task Force could give direction on how to improve the OCP and LUB to create green buildings and increase housing availability.

There was a comment about density bonus and how it could be used with green building techniques. Staff explained that there is a possibility but there needs to be proven standards used to ensure legitimacy and safety in the final buildings created.

There was a comment about the Shawnigan Lake eco-village and the exploration of green building techniques. A member discussed the multijurisdictional aspect of housing and the lack of local input within CRD Building Inspection on the use of ecological aspects of the building code. It was discussed that learning from the successes of the Shawnigan Lake eco-village would be helpful to the Task Force. Staff spoke to the ability to update the OCP to include general suggestions for ecological opportunities.

There was a question whether it was possible to build a three story walk up in the Ganges village area. Staff spoke to the infrastructure issues with that design including fire suppression equipment and water pressure capacity.

There was a question whether zoning changes could happen so that the Brinkworthy model could be expanded to other areas of the community. A member suggested that positive models of development could be compiled to share with the community as ways to create additional housing. The Dragonfly Commons application was discussed with regards to the multijurisdictional challenges it is experiencing with aspects of water supply and sewage disposal. Staff spoke about presenting provisions that could be incorporated into the bylaw at the next meeting of the Task Force.

A multijurisdictional housing authority was discussed as a solution for the issues housing providers face. SSIWPA was suggested as a similar model on Salt Spring that could be modified to create a housing authority. Frustration was expressed at the non-incorporated status of the island which creates silos and barriers to collaboration for creating housing solutions.

There was discussion about the difference between trailer park developments and secondary suites as suitable affordable housing solutions.

