



Salt Spring Island Housing Action Program Task Force Meeting Minutes

Date: Thursday, October 7, 2021

Location: Baptist Church, Upper Level Meeting Room
520 Lower Ganges Road, Salt Spring Island

Members Present: Rhonan Heitzmann, Chair
Kerrie Proulx, Vice Chair
Maïkan Bordeleau
Bryce Chapman
Nejmah Guermoudi
Yvonne Saunders
Stanley Shapiro
Daniel Wood

Regrets: Meror Krayenhoff
Jessica Terezakis

Staff Present: Sarah Shugar, Recorder

Others Present: Peter Grove, Local Trustee
Laura Patrick, Local Trustee
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 10:06 a.m. Chair Heitzmann welcomed the 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. It was noted James Back has resigned from the Task Force.

1. CALL TO ORDER

1.1 Approval of Agenda

It was noted the agenda was not circulated to Task Force members until the day of the meeting. The following items were presented for inclusion in the agenda:

- 4.2 Housing Density
- 4.3 Housing Authority
- 4.4 Meeting Place

By general consent, the agenda was adopted as amended.

ADOPTED

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2. MINUTES OF PREVIOUS MEETINGS

2.1 Approval of Draft Minutes for September 16, 2021

By general consent, the minutes of the September 16, 2021 Housing Action Program Task Force meeting were adopted.

3. BUSINESS ITEMS - None

4. OTHER BUSINESS

4.1 General Discussion – Public Engagement Plan, Survey, Postcard – None

This item was deferred to the next meeting.

4.2 Housing Density

Chair Heitzmann circulated an email dated October 6, 2021 received from Trustee Peter Grove entitled "Follow Up on Comments at LTC".

In discussion the following comments were noted:

- There are concerns that adding densities would go beyond the maximum carrying capacity that has been identified in the Salt Spring Island Official Community Plan.
- There was a comment that the types of housing being discussed by the Task Force, such as tiny homes, have lower impacts on water, power, etc. and in some cases in would be one quarter of the per capita impacts.
- There was discussion about the possibility of a first come first served quota access to increased densities.
- There was a suggestion to focus on recommendations for the Salt Spring Island Local Trust Committee (LTC) to do in addition to the actions the LTC has already taken.
- There was a suggestion to prioritize a pilot project, such as the tiny home village, that was presented in previous Task Force meetings. Chair Heitzmann reported a tiny home pilot project is out of scope of the Task Force, the LTC cannot hold land although the LTC could support a tiny home pilot project.
- There was a comment that it is important that the Task Force comes across as supportive, as it is an advisory body to the LTC.
- There was a suggestion that casting a wider net could include suites to be built in barns, outbuildings etc.
- There was a suggestion that it is important to find ways to change potential densities into actual densities by removing barriers.
- There was a comment that there are a number of projects that have zoning in place already. There was a suggestion to approach those property owners to see if they would be interested in a pilot project. There was a question regarding who could coordinate this outreach activity.
- There was a comment that a Norton Road property is an example of a potential property that could be developed for affordable housing.
- There was a comment that the Task Force is relying on data that is out of date.

- There was a comment that Salt Spring Island has had illegal and non-conforming housing for decades and there are many properties that have illegal and non-conforming housing to provide a mortgage helper, and/or multi-generational living on the same property.
- There was a comment that Lady Minto Hospital has been dealing with major staffing shortages in part due to the housing shortage and this will only get worse.
- There was a comment that Short-Term Vacation Rentals (STVRs) are dwelling units that could provide housing as they are already built.
- There was a comment that there are ways to address housing safety concerns. There was a Capital Regional District (CRD) pilot project that reduced the building code to a basic safety standard and something similar such as a building code variance (building code lite) could be a way to address smaller dwellings such as tiny homes.
- There was a comment that there are funds available through the Canada Mortgage and Housing Corporation (CMHC) for homeowners such as individual grants for homeowners to provide affordable housing.
- There was a comment that there is a wide spectrum of opinions regarding STVRs. There are a lot of property owners that rely on the income of the STVR as a mortgage helper. The topic is nuanced and it would be a good issue for the Task Force to discuss. Trustee Patrick reported the Salt Spring Island Economic Development Commission has recently decided to set up roundtable discussions regarding STVRs on Salt Spring Island.
- There was a comment that there are communities in BC that have been successful in increasing affordable housing stock. Data shows as housing stock decreases, housing costs increase.
- There was a suggestion to support STVR units such as sleeping cabins, tiny homes, and glamping that do not compete with housing needs.

It was MOVED and SECONDED,

To request staff to provide data regarding how many potential densities were provided as a result of the Secondary Suites Bylaw and the Affordable Housing - Cottages Bylaw and how many housing units have actually been permitted and added to the housing pool.

CARRIED

By general consent, the Housing Action Program Task Force agreed to add Short-Term Vacation Rental (STVR) data to the next meeting agenda. Member Proulx will share data regarding STVR impacts in other communities.

By general consent, the Housing Action Program Task Force request staff to look into the Norton Road property regarding affordable housing potential.

4.3 Housing Authority

Chair Heitzmann circulated a resolution regarding a Housing Authority that was presented by Trustee Patrick to the LTC at the October 5, 2021 meeting. It was noted the resolution was tabled to the November 20, 2021 LTC meeting.

In discussion the following comments were noted:

- Support was expressed for a multi-jurisdictional approach to housing.
- There was a suggestion to look into funding opportunities such as the BC Strategic Innovation Fund.
- There was a comment that Whistler, BC is a community that has been successful in creating affordable housing for workers.
- There was a suggestion to document the successes and challenges of the process.

Trustee Grove left the meeting at 11:28 a.m.

Action: Member Guermoudi will circulate information regarding the BC Strategic Innovation Fund prior to the next meeting.

It was MOVED and SECONDED,

The Housing Action Program Task Force recommend the Salt Spring Island Local Trust Committee endorse Trustee Patrick's resolution regarding a business case for a SSI Housing Authority including the following recommendations:

- Invite the Capital Regional District Housing Corporation to participate in the process;
- Consider how other communities in BC such as Whistler as an example of a community that has been successful in providing affordable housing for workers;
- Document the process and identify successes and challenges.

CARRIED

It was MOVED and SECONDED,

The Housing Action Program Task Force request the Salt Spring Island Local Trust Committee to add the creation of an inter-jurisdictional Housing Authority to the scope of the Housing Action Program Project Charter as recommended by the Housing Working Group report phase two.

CARRIED

4.4 Meeting Place

There was discussion regarding meeting in a church.

It was MOVED and SECONDED,

The Housing Action Program Task Force request staff to follow up on the request to find a more neutral meeting place.

CARRIED

Member Chapman arrived at the meeting at 11:49 a.m.

5. ADJOURNMENT

The meeting was adjourned at 11:51 a.m.

Rhonan Heitzmann, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder