



Salt Spring Island Housing Action Program Task Force Meeting Minutes

Date: Wednesday, November 17, 2021

Location: Baptist Church, Lower 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
Jessica Terezakis
Daniel Wood

Regrets: Stanley Shapiro

Staff Present: Sarah Shugar, Recorder

Others Present: Mairi Welman, Presenter
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 5:06 p.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 Meror Krayenhoff has resigned from the task force.

1. CALL TO ORDER

1.1 Approval of Agenda

The following supplemental item was presented for consideration:

4.1 Mairi Welman – Public Engagement Plan

By general consent, the agenda was adopted as amended.

2. MINUTES OF PREVIOUS MEETINGS

2.1 Approval of Draft Minutes for November 4, 2021

By general consent, the minutes of the November 4, 2021 Housing Action Program Task Force meeting were adopted.

ADOPTED

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3. BUSINESS ITEMS

3.1 Housing Action Program Task Force Resolutions

The Housing Action Program Task Force Resolutions to October 20, 2021 document was presented.

Chair Heitzmann reported the Task Force requested 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. It was noted staff presented some data regarding potential densities although staff have not provided data on how many dwelling units were built. Chair Heitzmann will follow up with staff regarding data on how many dwelling units were built. Chair Heitzmann reported the Salt Spring Island Local Trust Committee (LTC) supported several Task Force recommendations and that the LTC requested staff to report back on potential bylaw amendments to permit accessory dwelling units in all zones at the November 9, 2021 LTC meeting.

Member Bordeleau arrived at the meeting at 5:13 p.m.

4. OTHER BUSINESS

4.1 Public Engagement Plan and Survey

Mairi Welman spoke to public engagement as a follow up from the presentation at the November 4, 2021 meeting. She circulated a District of Vancouver Public Engagement Guide. She recommended that the Task Force focus on strategy such as introducing the Task Force to the community.

In discussion the following comments and questions were noted:

- Concern was expressed that there are no funds in the project budget for public engagement at this time.
- There was a suggestion to focus on one or two priority issues.
- There was a suggestion to host design charettes as part of the public engagement process.
- There was a suggestion for a few members to come up with a plan and to focus on one step at a time, such as a craft activity that includes children.
- There was a question regarding what is the main statement that the Task Force would like to communicate.
- There was a suggestion to clarify what is the main pushback in the community and how can the public engagement plan address the main obstacles. There was a suggestion to focus on aligning with their values.
- There was a concern that the survey was not the most accessible public engagement tool.
- There was a suggestion to meet with staff regarding how increasing housing would impact the staff workload.

- There was a suggestion to focus on every property on SSI that has the ability to have a suite or cottage and to base the next steps on the work that has already been done with the secondary suites bylaw and the cottages bylaw.
- There was a comment that there is criticism that the Task Force has made recommendations prior to public engagement. There was a comment that the rationale for making the recommendations prior to public engagement is that there is a housing emergency.
- There was a suggestion that “we are in search of landlords”.
- There was a suggestion to prepare a statement that could be shared in communication channels such as an editorial in the Driftwood Newspaper.
- There was a suggestion for video interviews with people who have suites in their homes and/or tenants that live in rental suites such as testimonials from owners and renters that include a broad range of experience.
- Concern was expressed that the draft public engagement plan is too complex and there was a question regarding whether the draft public engagement plan approach fits into the overall plan.
- There was a suggestion to focus on awareness raising and education.

M. Welman left the meeting at 6:15 p.m.

By general consent, the Housing Action Program Task Force agreed that Member Chapman, Member Proulx and Member Terezakis will meet to draft a vision statement that focuses on permitting accessory dwelling units on all areas of Salt Spring Island, to be presented to staff and at the December LTC meeting. The statement could be communicated on various communication channels. Member Bordeleau volunteered to help with economics such as cost and benefit per square foot.

By general consent, the Housing Action Program Task Force agreed to invite RPM Cermak to attend the next meeting to discuss implementation of accessory dwelling units and impacts to staff workload.

By general consent, the Housing Action Program Task Force agreed Chair Heitzmann would talk to RPM Cermak and Planner Garbo regarding the consensus of the Task Force is that the draft public engagement plan is too complex and the Task Force would prefer to simplify the plan and encourage staff to lean on community groups for public engagement. The Task Force request staff to provide clarity on communication channels the Task Force can use.

By general consent, the Housing Action Program Task Force agreed to email feedback regarding the public engagement plan including red flags and suggestions to Planner Garbo and that the Task Force would prefer to not to take up more in person meeting time.

4.2 Spectrum of Housing needs – None

This item was not addressed due to lack of time.

4.3 Short-Term Vacation Rental (STVR) – None

This item was not addressed due to lack of time.

5. ADJOURNMENT

The meeting was adjourned at 7:01 p.m.

Rhonan Heitzmann, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder