



# Salt Spring Island Housing Action Program Task Force Meeting Minutes

**Date:** Wednesday, December 2, 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  
Yvonne Saunders  
Stanley Shapiro  
Daniel Wood

**Absent:** Bryce Chapman

**Regrets:** Nejmah Guermoudi  
Jessica Terezakis

**Staff Present:** Louisa Garbo, Island Planner  
Geordie Gordon, Planner 2  
Rob Pingle, Recorder

**Others Present:** None

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

The meeting was called to order at 10:10 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.

## 1. CALL TO ORDER

### 1.1 Approval of Agenda

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

## 2. MINUTES OF PREVIOUS MEETINGS

### 2.1 Approval of Draft Minutes for November 17, 2021

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

## 3. BUSINESS ITEMS

ADOPTED

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### **3.1 Housing Action Program Task Force Resolutions**

The Housing Action Program Task Force Resolutions to November 4, 2021 document was presented.

### **3.2 Draft Bylaw No. 527 – Fees Bylaw - Staff Memorandum**

Staff presented the updated Fees Bylaw for comment on the language of community benefit in the Official Community Plan.

There was discussion about the ability for applicants to have reduced fees when making applications for affordable housing as well as the feasibility of housing agreements to regulate affordable housing.

Additional discussion ensued:

- Concerning the addition of beach access as being a suitable suggestion of community benefit, as was proposed by the Advisory Planning Committee.
- There was discussion about the timeline for making a suggestion of expanding the language of community benefit by the Task Force.
- There was discussion about requesting staff to report back to the Task Force on language used by other local governments regarding community benefit.

**By general consent**, the memorandum was accepted for information and would be kept in mind when the Task Force reviews the Official Community Plan.

### **3.3 Official Community Plan review matrix**

Staff spoke to a matrix process to review the Official Community Plan (OCP).

- There was discussion about how many members could comment on each section of the OCP.
- There was discussion about the equity and efficiency of the matrix presented. The members agreed that they would contact staff regarding the two sections of the OCP that they were most interested in providing feedback and staff would coordinate the work to ensure all relevant sections of the OCP were addressed.

## **4. OTHER BUSINESS**

### **4.1 Vision Statement**

There was a challenge to bring the selected members together to draft a vision statement since the last meeting.

- There was discussion about the Housing Action Plan page on the Islands Trust website.

- There was discussion about how public communication is delivered to the Task Force.
- There was discussion about members submitting comments to Vice Chair Proulx to include in the vision statement.

#### **4.2 Public Engagement**

The following discussion points were noted:

- There was discussion about community engagement through the Driftwood newspaper and Salt Spring Exchange website.
- There was discussion about the need to provide context to the work on which the Task Force has already begun.
- There was discussion about the process that staff will take to implement the Task Force ideas with the Local Trust Committee.
- There was discussion about holding a charrette. Meeting to discuss the resolutions that the Task Force have made.

#### **4.3 Lower Income Housing**

The following discussion points were noted:

- There was discussion about the issues with Seabreeze Inne and the conflict between social housing and hospital staff housing. Other options for hospital staff housing was discussed.
- There was discussion about the need to move Short-Term Vacation Rentals back into long term housing.
- There was discussion about the Lady Minto having a portal for property owners to identify housing space available to hospital staff for rent.
- There was discussion about the proposed Housing Authority and how it could guide expanded understanding of the building code.
- There was discussion about the ability for tiny homes to fill the gap and members connecting with elected officials to discuss ideas and ways to bridge the gap.
- There was discussion that housing needs to be not only affordable but healthy.
- There was discussion that the anonymous complaint procedure be replaced by a mediation process.

**It was MOVED and SECONDED,**

That the Housing Action Program Task Force appoint Member Bordeleau to research the obstacles to approving tiny homes as lawful dwellings.

**CARRIED**

### **5. ADJOURNMENT**

The meeting was adjourned at 12:12 p.m.

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Rhonan Heitzmann, Chair

CERTIFIED CORRECT:

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Rob Pingle, Recorder