



Salt Spring Island Housing Action Program Task Force Meeting Minutes

Date: Wednesday, December 15, 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
Stanley Shapiro
Daniel Wood
Bryce Chapman
Nejmah Guermoudi
Jessica Terezakis

Absent: Yvonne Saunders

Staff Present: Jenn Baddeley, 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 5:09 PM 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

The following amendments were proposed under Other Business:

- 4.1 Membership
- 4.2 Tiny Home Village Pilot Project & OCP Review
- 4.3 Letter of Rationale
- 4.4 Matrix Update (time permitting)

By general consent, the agenda was adopted as amended.

Member Guermoudi arrived at 5:13 PM.

2. MINUTES OF PREVIOUS MEETINGS

2.1 Approval of Draft Minutes for December 2, 2021

By general consent, the minutes of the December 2, 2021 Housing Action Program Task Force meeting were adopted.

3. ADMINISTRATIVE UPDATE

3.1 Housing Action Program Task Force Resolutions

The Housing Action Program Task Force (HAPTF) Resolutions to November 17, 2021 document was presented.

There was a question regarding what level of public engagement the HAPTF is able to currently conduct. There was discussion that the HAPTF is able to provide feedback to staff on what the Task Force would like to see for public engagement and how to make public engagement events more personalized to the Task Force goals. It was also noted that the Ganges Village Planning Task Force is currently conducting public engagement events and that public fatigue is a concern.

It was noted that the public engagement event, 'Coffee with a Planner', has started. There was concern that the timing of the 'Coffee with a Planner' event may not be able to reach all audiences.

It was noted that Chair Heitzmann was invited to speak at the December 14, 2021 Local Trust Committee (LTC) Regular Meeting. Chair Heitzmann noted that while presenting to the Local Trust Committee, he mentioned the concern about reaching all affected public with public engagement methods. Chair Heitzmann noted to the LTC that it is important that the HAPTF be able to share their rationale for the decisions they make with the public.

It was noted that housing is not the only project the HAPTF is working on, but that the Task Force is also participating in an Official Community Plan (OCP) Review.

During the LTC Regular Meeting, the Local Trust Committee asked Chair Heitzmann how the Trustees are able to assist with the HAPTF goals. Chair Heitzmann responded that the Task Force needs:

- A platform to communicate with the community.
- The data which identifies how many accessory dwellings are being used on Salt Spring Island legally and illegally, and if the data isn't available, the resources to obtain the data.

4. OTHER BUSINESS

4.1 Membership

The following discussion points were noted:

- There is concern about the number of members currently participating and how that may affect capacity.
- It was noted that the HAPTF started with 12 members and is now down to 9 members, though a new member has recently joined and will be at the next meeting.

- There was discussion regarding future HAPTF members and the number of members needed.

By general consent, staff are requested to provide the list of applicants who have applied to the Housing Action Planning Task Force.

4.2 Tiny Home Village and OCP Review

The following discussion points were noted:

- Member Bordeleau reported on the meetings they had with various levels of government regarding tiny homes.
- The environmental sustainability of tiny homes.
- Discussed the definition of what a tiny home is and the difference.
- Ensuring affordable rent controls and the prevention of Airbnbs.
- Finding a proponent and acquiring land to place the tiny home village on.
- Concerns regarding water and the North Salt Spring Water Works.

4.3 Letter of Rationale

The following discussion points were noted by Chair Heitzmann, drafted by Vice Chair Proulx:

- Concerns regarding house pricing.
- Concerns regarding keeping employees due to limited housing.

There was general discussion regarding the points drafted by Vice Chair Proulx and the letter of rationale.

4.4 Matrix Update

The Housing Action Program Task Force did not have time to discuss this item.

5. ADJOURNMENT

The meeting was adjourned at 7:10 PM.

Rhonan Heitzmann, Chair

CERTIFIED CORRECT:

Jenn Baddeley, Recorder