



Salt Spring Island Housing Action Program Task Force Meeting Minutes

Date: Wednesday, February 16, 2022

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
Stanley Shapiro
Frejya Skye
Jessica Terezakis
Daniel Wood

Staff Present: Sarah Shugar, Recorder

Others Present: Laura Patrick, Islands Trust Salt Spring Island Trustee
Jenny McClean, Ganges Village Planning Task Force Chair

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

The meeting was called to order at 5:00 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.

1. CALL TO ORDER

1.1 Approval of Agenda

By general consent, the agenda was adopted.

2. MINUTES OF PREVIOUS MEETINGS

2.1 Approval of Draft Minutes of the February 3, 2022 Meeting

By general consent, the minutes of the February 3, 2022 Housing Action Program Task Force meeting were adopted.

ADOPTED

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There was a request to only discuss task force members when the member is present at the meeting.

3. ADMINISTRATIVE UPDATE

3.1 Housing Action Program Task Force Resolutions

The Housing Action Program Task Force Resolutions to December 15, 2021 document was presented.

4. OTHER BUSINESS

4.1 Updates to LTC through Chair's monthly reporting

Chair Heitzmann reported he presented a Chair report to the LTC at the February 15, 2022 meeting. Chair Heitzmann reported this will be a standing item and members can forward items to be included in the next Chair report.

M. Bordeleau and N. Guer mou di arrived at the meeting at 5:13 p.m.

4.2 Solutions Matrix v.2 update

- A draft Housing Action Program: Strategic Priorities Matrix was presented. Chair Heitzmann asked members to track their comments/ideas regarding the OCP review and provide their comments to staff by the end of February 2022. Member Guer mou di, Member Terezakis and Chair Heitzmann are maintaining the matrix document and will update as needed.

In discussion the following items were noted:

- It is important to identify what needs to change in the OCP and LUB to enable these ideas and whether the ideas are feasible;
- It is important to conduct a general review of the OCP including housing, climate change, and Coastal Douglas Fir ecosystem perspectives;
- There was a comment that the OCP document is supportive of housing;
- There was a comment that the OCP is supposed to inform the LUB in a positive way although is often interpreted as being restrictive of new ideas;
- There was a question regarding grey water use, grey water/black water separation and humanure composting. These items should be included in the inter-jurisdictional issues section and potentially in the OCP as a value;
- Support was expressed for staff to use simple, clear, and specific language and noted language such as "in a healthy and sustainable way" is difficult to define and measure for success.

4.3 Suites Bylaw Update Staff Report to LTC

Chair Heitzmann reported the staff report was presented at the February 15, 2022 meeting. The LTC directed staff to amend the draft bylaw and bring back to a future

meeting for consideration of first reading. The LTC directed staff to amend the bylaw to include: Remove the definition of density; add a new definition of suites in combination with accessory building; allow both kinds of suites in all zones except for islets; and explore appropriate conditions and restrictions to phase in and manage impacts. The draft bylaw will be considered by the LTC at a future meeting and the amended draft bylaw will be referred to the Housing Task Force for comment.

In discussion the following items were noted:

- Approximately 1900 units were added within the Cottages bylaw (400 units) and Secondary Suites bylaw (1500 units) although a low number of units were actually built;
- There was a comment that the units could be redistributed island wide and permits could be issued on a first come, first served basis;
- Support for a strategy to look for landlords that will provide housing and a “use a carrot, not a stick” approach;
- There was a comment that it is important to have rent control to ensure the units would be used as affordable housing and not as short-term vacation rentals;
- There was a comment that it is important to find ways to make things easier for landlords to provide long term rentals;
- There was a comment that housing agreements and covenants may impact a property owner or purchaser’s ability to access financing and could reduce property values;
- There was a comment that it is important to address the social reasons why homeowners choose short-term vacation rentals versus long term rentals;
- There was a comment to keep things simple and not complicated;
- The Housing Needs Assessment identified the need for 600 units based on 2016 data;
- Trustee Patrick spoke to 2021 real estate data;
- Support was expressed to work with existing infrastructure and to bring it up to a safe living standard;
- There was a question regarding whether there is anything within the task force mandate to liaise with Federal levels of government regarding affordable housing;
- There was a comment that the recent announcement regarding a BC Housing project on Drake Road is an example of inter-agency jurisdiction;
- There was a comment that the average cost of subdivision in BC is between \$60,000 to \$70,000 and Salt Spring Island is at the high end of this range. Application costs and delays are part of the problem;
- There was a comment that there is pressure on this region as a desirable place to live;
- Support was expressed to provide more flexibility to what is being proposed such as options to allow for strata subdivisions.
- There was a comment that home plate zoning options would restrict the footprint of total dwelling space and provide flexibility within that dwelling space. The cost of the land could be shared and impacts to the land could be reduced;
- There was a comment that a hamlet concept such as one main house with a small village of cottages surrounding the main house could be an option;

- There was a comment that the disbursement of affordable housing options island wide would create more equity;
- There was a comment that infilling can be low impact and reduce the need for new infrastructure such as adding a suite to an existing barn or garage;
- There was a comment there was a historical plan for the development of villages including Ganges, Channel Ridge and Burgoyne Bay;
- There was a comment to cluster housing where there is water;
- There was a comment that water infrastructure is difficult to install and maintain in terrain such as Salt Spring Island;
- There was a question regarding the timeline of the bylaw. Chair Heitzmann reported the draft bylaw could proceed through three readings quickly and the goal is to adopt the bylaw by October 2022. It was noted Trustee elections are in October 2022.
- Support for use of accessory dwelling unit (ADU) as it is a common used language in planning and secondary suites is dated language. The language should be updated to align with BC housing and BC building codes.
- There was a comment that the secondary suites bylaw was introduced as a pilot project using one type of accessory dwelling unit and that it could it be scaled up based on the pilot project.
- There was a question regarding whether there is an accelerated process. The process could be reduced by two months if the public hearing stage was not needed.

J. McClean arrived at 6:50 p.m.

- Trustee Patrick advised this is a response to a housing emergency and that long term planning needs to consider bus routes and clustering density in villages.

By general consent, the task force agreed to have a motion prepared that supports Accessory Dwelling Units in all zones with a mechanism to provide a cap to provide feedback for the next meeting.

4.4 Tiny Home Project Update – Member Bordeleau - No update

Member Bordeleau will present an update at the next meeting. Please forward contacts regarding tiny homes. Member Guermoudi will forward the contact for the Wagon Wheel Housing Society to member Bordeleau.

M. Bordeleau left the meeting at 6:10 p.m.

4.5 ALR Housing Bylaw – Member Skye

Member Skye presented an update regarding draft Bylaw No. 526 – Changes to Residential Permissions in the ALR & Bylaw Amendment Options for dwellings on large farms. The LTC gave first reading to draft Bylaw No. 526 at the February 15, 2022 meeting.

In discussion the following items were noted:

- Support was expressed for more flexibility than the current draft bylaw as currently the draft bylaw is more restrictive than the Agricultural Land Commission (ALC);
- Support was expressed for more flexibility for the number of farmworker housing units and that if a farm can prove the need for farmworker housing to ALC then it should be allowed;
- There was a comment that the campsite limitations are too strict and that agri-tourism is a necessary source of revenue;
- Trustee Patrick advised the Agricultural Alliance would like to ensure that large farms continue to be farmed.

Member Skye will provide a summary of recommendations regarding draft Bylaw No. 526 for the next meeting. Chair Heitzmann asked everyone to review the draft bylaw for comment at the next meeting.

5. **ADJOURNMENT**

The next meeting will be held on March 3, 2022 at 10:00 a.m.

The meeting was adjourned at 7:13 p.m.

Rhonan Heitzmann, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder