



Salt Spring Island Housing Action Program Task Force Meeting Minutes

Date: Wednesday, March 16, 2022

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

Members Present: Rhonan Heitzmann, Chair
Bryce Chapman
Nejmah Guermoudi
Stanley Shapiro
Jessica Terezakis
Daniel Wood

Regrets: Maïkan Bordeleau
Kerrie Proulx, Vice Chair
Yvonne Saunders

Absent: Frejya Skye

Staff Present: Sarah Shugar, Recorder

Others Present: Laura Patrick, Local Trustee

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

The meeting was called to order at 5:07 p.m. Chair Heitzmann welcomed the task force members and humbly stated gratitude to live and work in Coast Salish First Nations treaty and traditional territory.

1. AGENDA

By general consent, the agenda was adopted.

2. MINUTES OF PREVIOUS MEETINGS

2.1 Housing Action Program Task Force Resolutions – For Information

The Housing Action Program Task Force Resolutions document was presented.

3. OTHER BUSINESS

3.1 Updates to LTC through Chair's monthly reporting

ADOPTED

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The Housing Task Force Chair update is a standing item on the LTC regular meeting agenda and it is an opportunity for the Chair to provide an update on Committee activities.

3.2 Tiny Homes Project Update – No update

3.3 Housing Spectrum – Definition of Affordable Housing

In discussion the following items were noted:

- It was noted that the Task Force resolution from the March 3, 2022 meeting regarding draft Bylaw No. 528 has not been included in the March 22, 2022 agenda package;
- An increase supply of housing would help to lower rental rates;
- There is a BC Housing Rental Assistance Program (RAP) that is based on annual income;
- There was a suggestion that an eco-village model based on social enterprise and mixed income would be a more sustainable model. There was a question regarding whether social enterprise and mixed income are within the Islands Trust mandate. Trustee Patrick spoke to the “in cooperation with” language in the Islands Trust mandate. The Task Force can make recommendations and request what is needed to fulfill the Islands Trust mandate to support healthy ecosystem that includes healthy communities;
- There could be opportunity to advocate for strata ownership of a dwelling so that one family could own the house and one family could own the cottage on a property;
- There was a question regarding the status of the Dragonfly Commons affordable housing project. The intent is to have a small dwelling ownership model. The applicant has proof of water although the Province would require the development to be a community small water system. The applicant has requested North Salt Spring Waterworks District (NSSWD) to manage the small water system and the CRD is another possibility to manage the small water system;
- There was discussion regarding water availability. It was noted NSSWD cannot apply for infrastructure grants due to the governance model;
- There was discussion regarding the difference between water availability by piped water and holding tanks. It was noted the Province regulates small water systems to ensure safe water quality;
- There was a question regarding whether there is another model for sharing water such as a co-op;
- It was noted it is permitted to have 30 apartments serviced by one well although it is not permitted to have 30 cottages serviced by one well;
- It was noted the barriers to affordable housing on Salt Spring Island are the rules and regulations of various levels of government;
- There was discussion regarding communication of a message such as “Operation 1000” to set up a target to limit the number of new dwellings and to measure success. This could also reduce the pushback regarding excess;
- The Housing Needs Assessment identified the need for 600 units;

- A Housing Council could provide a landlord-tenant matching program that would support landlords to rent to long term tenants;
- There was a suggestion for a registry of up to 1900 dwellings to encourage landowners to register their existing and new accessory dwelling units. There is no data regarding how many accessory dwelling units are currently in use;
- It is important to have statistics regarding the uptake of accessory dwellings that are actually built;
- It is important to address the spectrum of housing. Accessory dwelling units may not address the lower end of the spectrum;
- Land Trusts would be another option to encourage affordable housing;
- It was noted the Task Force could request a map of multi family zoned properties on Salt Spring Island.

3.4 Ganges Village Plan – Feedback to delegates ahead of workshop

The Ganges Village Area Plan Task Force is hosting a workshop on March 26, 2022. Chair Heitzmann cannot attend. Member Chapman and Member Guermoudi will attend. The following items were noted to discuss:

- Building height;
- To encourage the live, work and play concept in the village and allow residential dwellings above commercial businesses;
- Proactively identify properties to be up zoned for residential use and/or increased density;
- Identify properties that are already zoned for multiple residences.

3.5 Matrix – Identifying and defining main ideas

Members referred to a version of the Matrix that was circulated to members although it was not included in the agenda package. It was noted at the March 3, 2022 meeting the Task Force agreed to focus on the refining the Solutions Matrix with a goal to have a public facing document and a more detailed document for task force use.

In discussion the following items were noted:

- Add: to define micro-homes/micro-cottages and tiny homes. Tiny homes are generally a tiny home built on a trailer with wheels and are mobile;
- Density transfer item – it was noted there are densities locked up in properties such as Burgoyne Bay Provincial Park that cannot be developed. Density transfers can encourage development in village areas and discourage rural sprawl;
- Add: to offer to work with NSSWD to develop criteria to service affordable housing;
- Add: Creating equitable water policies. This is a long-term issue. The goal would be to encourage alternative water supply other than piped water such as basement cisterns and tanks and converting homes to alternative water systems. It was noted the Salt Spring Island Watershed Protection Alliance (SSIWPA) has created a guide to encourage rainwater collection.

4. ADJOURNMENT

The meeting was adjourned at 7:07 p.m.

Rhonan Heitzmann, Chair

CERTIFIED CORRECT:

Sarah Shugar, Recorder