



Salt Spring Island Housing Action Program Task Force Minutes of a Regular Meeting

Date of Meeting: Wednesday, June 15, 2022

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

Members Present: Rhonan Heitzmann, Chair
Stanley Shapiro
Bryce Chapman
Yvonne Saunders
Nejmah Guermoudi
Daniel Wood

Regrets: Kerrie Proulx, Vice Chair
Jessica Terezakis
Frejya Skye
Maïkan Bordeleau

Absent: None

Staff Present: 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 5:02 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

It was proposed to table the glamping proposal until the return of Member Skye and the tiny homes update until the return of Member Bordeleau.

By general consent, the agenda was adopted as amended.

2. MINUTES OF PREVIOUS MEETINGS

2.1 Draft Minutes of the June 2, 2022 Meeting

By general consent, the minutes of the June 2, 2022 Housing Action Program Task Force meeting were adopted.

ADOPTED

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3. ADMINISTRATIVE UPDATE

4. OTHER BUSINESS

4.1 Glamping Proposal – Member Skye – Tabled

4.2 Tiny Home Update – Member Bordeleau – Tabled

4.3 Strategic Action Matrix

There was a discussion about the progress for Proposed Bylaw No. 530.

There was a discussion about the members that attended the Ganges Village Planning Task Force meeting on April 21, 2022. During discussion the following items were noted:

- Increasing the number of floors allowed on buildings in Ganges for housing.
- Creating water storage tanks could alleviate the water capacity issue.
- Use of excess water from the CRD Ganges Harbour Wastewater Treatment plant in dual plumbing.
- More activities in Ganges are needed to create vibrancy.
- The requirements for parking needs to be addressed and adjusted.
- Eco-village zoning as a possible path to address housing needs within the governance structure.
- The need to find proponents that will build to these new opportunities.
- The housing projects that could be possible along Drake Road.
- The lack of a housing authority dedicated to Salt Spring Island.
- Funding through the Real Estate Foundation for these ideas.
- The number of hookups available within the North Salt Spring Waterworks District.
- The creation of an intergenerational village in the Channel Ridge properties.
- The creation of an investment group to hold the funds that could drive the projects.
- Proactive rezoning could create value for properties but that would result in property owners seeing a benefit without them wanting to create the amenity.

5. ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

Rhonan Heitzmann, Chair

CERTIFIED CORRECT:

Rob Pingle, Recorder