



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

- Date of Meeting:** Thursday, July 7, 2022
- Location:** Baptist Church, Lower Level Meeting Room
520 Lower Ganges Road, Salt Spring Island
- Members Present:** Rhonan Heitzmann, Chair
Kerrie Proulx, Vice Chair
Bryce Chapman
Stanley Shapiro
Jessica Terezakis
Yvonne Saunders
Daniel Wood
Maïkan Bordeleau
Frejya Skye
Nejmah Guermoudi
- Regrets:** None
- Absent:** None
- Staff Present:** Geordie Gordon, Acting Island Planner
Rob Pingle, Recorder
- Others Present:** Peter Grove, Local Trustee

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

The meeting was called to order at 10:01 a.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 Draft Minutes of the June 15, 2022 Meeting

By general consent, the minutes of the June 15, 2022 Housing Action Program Task Force meeting were adopted.

ADOPTED

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3. ADMINISTRATIVE UPDATE

3.1 Task Force Resolutions

There was discussion regarding future meeting scheduling.

Member Skye arrived at 10:10 a.m.

Member Guermoudi arrived at 10:14 a.m.

There was discussion regarding the Task Force resolutions and the spreadsheet was updated accordingly.

4. OTHER BUSINESS

4.1 Glamping Proposal

Member Skye spoke to the concern regarding Short-Term Vacation Rentals removing long term rental stock and the need for many properties to provide tourism rental opportunities. She spoke to the low impact of glamping opportunities that won't remove units from the long term housing stock but still provide income to properties in need.

The following points were raised during discussion:

- The need to address the affordability of properties by providing diverse options to make a living.
- Creating flexibility for long term rental and glamping rental opportunities on properties.
- The current accommodation licencing discussion occurring.
- The positive aspects of providing this opportunity to the community.
- The data that states short term rentals increases the challenge to provide affordable housing.
- The challenge for commercial rental providers to access housing for their staff.
- The challenges for farmers to be productive on their land and access workers.

4.2 Tiny Home Update

Member Bordeleau spoke to the document he has prepared. It presents the rationale to allow for inclusion of tiny homes as dwelling units. It will be included in the next agenda package for further discussion and forwarding to the Local Trust Committee.

The following points were raised during discussion:

- The challenge of meeting the building code while maintaining affordability.
- The idea of proposing building code light to increase affordability.
- If limits to density were included in the document.

- That this document addresses tiny homes on wheels and not micro homes with foundations.

4.3 Strategic Action Matrix

There was discussion about the advancement of proposed Bylaw 530 at the upcoming Local Trust Committee meeting on July 12, 2022.

There was discussion about the progress of the Dragonfly Commons (SS-RZ-2017.2 - 221 Drake Road) housing project.

5. ADJOURNMENT

The meeting was adjourned at 12:00 p.m.

Rhonan Heitzmann, Chair

CERTIFIED CORRECT:

Rob Pingle, Recorder