

**From:** Cameron Thorn <[REDACTED]>  
**Sent:** April 4, 2023 1:25 PM  
**To:** Kristina Evans  
**Cc:** South Pender Island Local Trust Committee  
**Subject:** Re: South Pender LTC - Work Plan Considerations

Hi Kristina,

Thank you for the response. Yes, I would like to see secondary suites including the flexibility to provide habitable space in conjunction with accessory buildings (example, a suite above a garage) added as a topic for consideration to the South Pender Work Plan.

I note the Provincial Government announced yesterday a "Homes for People" Action Plan; while light on the details, the News Release notes that legislation will be introduced this Fall that will allow up to 3 - 4 units on a traditional single family detached lot. While this is likely a policy response to housing affordability and supply issues particularly in the Lower Mainland and Southern Vancouver Island, it raises the question as to whether/how this will affect the zoning provisions in our South Pender Land Use Bylaw. I would be interested to hear the perspectives of Robert Kojima and other planning staff on this matter.

I've provided the Government link below and a screenshot from one of the pages of the News Release.

Best,

Cameron

<https://news.gov.bc.ca/releases/2023HOUS0019-000436>

## More small scale, multi-unit homes

Single-family detached homes are out of reach for many people, and 1- or 2-bedroom condos often don't meet the needs of growing families.

Historically, many communities in B.C. have been zoned to build only these homes - primarily expensive single-detached homes and high-rise condo towers.

That's why we are acting to change this restrictive zoning approach and make it easier for home builders to add small scale, multi-unit homes like duplexes, triplexes, and row houses into neighbourhoods (sometimes called missing middle housing).

This fall, we will introduce legislation that will allow up to 4 units on a traditional single-family detached lot (or 3 depending on the size/type of lot) with additional density permitted in areas well-served by transit.



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StrongerBC  
For everyone

On Tue, Apr 4, 2023 at 12:41 PM Kristina Evans <[kevans@islandstrust.bc.ca](mailto:kevans@islandstrust.bc.ca)> wrote:  
Hi Cameron,

Thank you so much for your email, we will take your thoughts into consideration as we work our way through this process.

Do I hear you correctly that Housing, particularly secondary suites, as an issue you would like to add to the topics for consideration?

Best Regards,

**Kristina Evans**

South Pender Trustee

T 778-885-7464 | [islandstrust.bc.ca](http://islandstrust.bc.ca)

### Preserving and protecting over 450 islands and surrounding waters in the Salish Sea

*I respectfully acknowledge that the Islands Trust Area is located within the treaty lands and territories of the BOKÉĆEN, Cowichan Tribes, K'ómoks, Lyackson, MÁLEXEL, Qualicum, scəwəθən, səilwətəʔ, SEMYOME, shishálh, Sḱwəxwú7mesh, Snaw-naw-as, Snuneymuxw, Songhees, Spune'luxutth', SṚÁUTW, Stz'uminus, ʔaʔəmen, Ts'uubaa-asatx, Wei Wai Kum, We Wai Kai, WJOLÉLP, WSIKEM, Xeláltxw, Xwémalhkwu, Xwsepsum, and xʷməθkʷəy̓əm First Nations. Islands Trust is committed to reconciliation and to working together to preserve and protect this ecologically, culturally, and spiritually significant region in the Salish Sea.}*

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**From:** Cameron Thorn <[REDACTED]>

**Sent:** March 27, 2023 10:54 PM

**To:** Kristina Evans

**Subject:** South Pender LTC - Work Plan Considerations

Kristina,

I thought you did a fine job at the March 25 LTC meeting, you were well prepared, understood the issues, considered the perspectives of others and demonstrated sound judgment.

During the Trustee campaign both you and Dag made it clear that if elected you would listen to, and represent the whole community and that you would strive for consensus in making decisions.

Now that you are elected I wish you success over the term in representing the views of the community and in finding consensus when crafting policies that align with the OCP and serve the long term interests of the community.

In finalizing your LTC Work Plan I would urge you to apply your energies and resources on topics that are of key importance to the community and that are going to position us well for the future. Secondly I would urge you to be forward thinking and avoid rehashing the past or, pursue the repeal of a recently enacted bylaw without a strong compelling reason and a clear demonstration the bylaw is not working or is having unintended consequences.

While I believe you genuinely want to achieve consensus in decision making, there are some within the community who are not interested in community consensus but instead want to settle old scores. The goal is a political win and getting their way, not the pursuit of good policy. These people see you and Dag as a vehicle to achieve their self interests even if it leads to divisiveness and community conflict generated by another debate on house size and setbacks. Be careful of what you get drawn into.

I noted with interest those who wrote the LTC urging that Bylaw 122 be repealed. What is the basis for their strident opposition to the bylaw and how are they adversely impacted by it? I'm struggling to understand their motivation for restarting a community dialogue and process that involved some 14 meetings over 2 years when there are other, more pressing issues that we should be discussing.

Among the issues of concern to residents is the shortage of housing options and the constraint it is having on enabling younger individuals and families to live and work on the Penders. Aside from the societal benefits of accomodating a range of ages and income earners on the Penders, young people are essential to our local economy and to providing a range of needed services. In consideration of this concern, the LTC may want to engage the community on the merits of present bylaw restrictions on secondary suites within dwellings or restrictions against providing housing above a garage, as an example.

Ultimately, as Trustees you will need to decide what are the policy priorities for the South Pender LTC and the community to focus on.

My hope and recommendation is that you will focus the finite time and resources at your disposal on issues that will better position the community for the future and, where there is a good probability of finding strong overall community support, if not consensus.

Best Regards,

Cameron Thorn