

ADOPTED
SALT SPRING ISLAND
LOCAL TRUST COMMITTEE SPECIAL MEETING
Monday, January 31, 2011 – 10:00 AM
Salt Spring Island Baptist Church – Lower Level
520 Lower Ganges Road

PRESENT

Sheila Malcolmson, Chair
George Ehring, Local Trustee
Christine Torgrimson, Local Trustee
David Marlor, Regional Planning Manager
Susan Palmer, Planner 2
Mary Hughes, Recorder

GUESTS

Tim Wake, Affordable Housing Consultant
Garth Hendren, CRD Director
Janis Gauthier, Consultant
Henry Kamphof, Capital Region Housing Corporation (CRHC) (arrived at 12:00 noon)

1. CALL TO ORDER

The Chair called the meeting to order at 10:10 AM.

2. APPROVAL OF AGENDA

The Agenda was approved by general consent.

The Chair asked each Trustee and guest for their priorities for the day's discussion using the circulated "Guidelines for discussion with Tim Wake". The following priorities were articulated:

- How to maintain affordability other than with housing agreements;
- How to use the local bylaws to control affordable housing;
- Housing agreements;
- Creation of a housing council and the Whistler experiences;
- Water supply;
- Discussion should be grounded in the reality of the current situation;
- Pilot areas within the Salt Spring context; and
- Best approach to existing suites and cottages.

The Trustees outlined the key issues on Salt Spring Island for Tim Wake.

The presentation and discussion included Housing Agreements, home ownership, legalizing suites, seasonal use of cottages, Occupancy Declarations, STVRs, multi-unit buildings, and available government grants (RRAP for secondary suites).

At noon, Henry Kamphof arrived at the meeting. He said there is talk of doubling the CRD's affordable housing budget and that there should be more emphasis on worker housing. Traditionally 75% of funds have gone to supportive housing.

The discussion moved on to the matter of the proposed pilot project for legalizing suites and cottages. Topics included potential zoning changes to create opportunities for building more affordable (smaller) ownership units, combining lots to permit multi-family units, upzoning to permit more units; creating more duplexes, stratifying large homes into flats and other innovative approaches to encourage the creation of smaller homes. There was some discussion about jurisdictions implementing regulations around the collection of rain water as a means to resolve water issues. Examples of affordable housing options from Whistler, Esquimalt and Bowen Island were discussed.

3. ADJOURNMENT

There being no further business, the meeting adjourned at 2:20 PM.

Sheila Malcolmson, Chair

Mary Hughes, Recorder