



Islands Trust

## Tool 3 - Annotated Bibliography of Housing Reports

The purpose of this document is to provide Islands Trust staff, trustees, and community members with a summary of all known reports as of March 2023 about housing, both affordable and market, authored by, commissioned by, or applying to, the Islands Trust since 1994. It is acknowledged that this list may not be exhaustive and staff and trustees are invited to contact the Regional Planning Team if there are additional reports that should be included.

All reports referenced here are available for review under the Reports and Resources section at <https://islandstrust.bc.ca/programs/housing-affordability/>.

Documents are cited in the format **Title**, Year, Source.

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### Trust-Wide

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#### **Options for Affordable Housing: New Solutions to the Housing Crisis in the Islands Trust Area**

2003, Islands Trust

##### **Summary**

A high-level Islands Trust-produced document acknowledging the islands' housing challenges and summarizing various approaches that LTC's can take to tackle housing issues on individual islands. It covers the following topics: affordable housing complexes; co-op, mutual and co-housing; land banks and community land trusts; secondary suites/cottages ("Perhaps the most readily available, and inexpensive, source of rental housing stock would be that created within existing buildings and residences on private land throughout the islands"); density bonuses; cluster and cottage housing; other zoning changes; and housing agreements. It provides some analysis of all these options in the context of Trust policies and island character.

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#### **Seniors Housing Strategy – Technical Analysis**

2010, Islands Trust (Planit Solutions Land Use Consulting Ltd.)

##### **Summary**

A document providing information to inform the development of a Seniors Housing Strategy. The document focuses on the barriers that rural and island communities face in supporting aging in place and seniors housing.



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Based on a literature review, this document recommends a strategy framework built around the following goals:

- Provide appropriate housing for older adults through maintenance, renovation, and modification of existing homes
  - Produce new housing that meets the needs of older adults and seniors while not distracting from the existing character of the neighbourhood or community
  - Provide affordable and diverse housing to meet the needs of low and moderate income seniors
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### **Seniors Housing Strategy – A Seniors Housing Strategy for Island and Rural Communities in British Columbia**

2010, Islands Trust (Planit Solutions Land Use Consulting Ltd.)

#### **Summary**

This strategy was commissioned by Islands Trust with funding from UBCM. It is constructed around three primary themes for supporting seniors housing and age-friendly communities:

- Provide appropriate housing for older adults through maintenance, renovation, and modification of existing homes
- Produce new housing that meets the needs of older adults and seniors while not distracting from the existing character of the neighbourhood or community
- Provide affordable and diverse housing to meet the needs of low and moderate income seniors

While some of the recommendations pertain to the types of land use powers that Islands Trust could bring to bear, implementation of this strategy in whole would have to be a multi-agency effort.

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### **Affordable and Special Needs Housing – Application Guide**

Unknown, Islands Trust

#### **Summary**

A process document to guide affordable housing developers through the approvals process. It is detailed, but convoluted, and should be updated if it is to be a relevant document.

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### **Islands Trust Community Housing “Tool Kit”**

2010, Islands Trust (JG Consulting Services Ltd)

#### **Summary**

The report commissioned by Islands Trust is intended to be a “tool kit” summarizing the various mechanisms available to assist Islands Trust in the development and implementation of policies and procedures to encourage and support the development of affordable housing in the Trust Area. It summarizes commonly used techniques that had proven successful in other jurisdictions and that are available to Islands Trust under their mandate and authority. To the report is appended a detailed review



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of Trust-related and other housing documents from the 1990s to 2010. The report also identifies a range of common barriers to the creation of additional affordable housing in the Trust Area. These include: process, policy, funding/cost, regulatory (Trust and non-Trust), affordability maintenance, NIMBYism, and affects on rural/neighbourhood character. It is a mid-level policy document, describing the areas of the Policy Statement, OCPs, or LUBs that need revision and the type of amendments required, but does not go so far as to specify exactly what those amendments should say.

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### **Community Housing in the Trust Area – Final Report**

2016, Islands Trust

#### **Summary**

This Trust-staff-authored report summarizes the discussions and recommendations which emerged from a significant 2016 Community Housing Forum that brought together Islands Trust trustees, staff, and a range of stakeholders with an interest or involvement in the delivery of affordable housing in the Trust Area.

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### **Affordable Housing in the Islands Trust Area – Baseline Report**

2016, Islands Trust

#### **Summary**

This report details existing OCP policies and LUB regulations as they relate to the provision of affordable or accessory housing in the Trust Area. It also includes an inventory of existing multi-family affordable housing developments within the Trust Area. This document is an important starting point for future discussions about policy or regulatory changes around affordable housing.

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### **Community Housing Needs**

2019, Islands Trust Council

#### **Summary**

This staff-authored report provides an update to the 2016 Affordable Housing in the Islands Trust Area Baseline Report and corresponding Community Housing in the Islands Trust Area – Final Report. The baseline table of current housing policy and regulation in the Trust Area is updated, and staff provide several additional recommendations to those offered in 2016. The full suite of recommended Trust actions is provided as a standalone table. This report is valuable as it is well-grounded with Islands Trust's existing authorities.



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## Housing Needs Assessments

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### **Islands Trust Housing Needs Assessment – Phase 1**

2008, Salt Spring Island Local Trust Committee (JG Consulting Services Ltd.)

#### **Summary**

The purpose of Phase 1 of the SSI housing needs assessment was to research basic demographic and housing supply information, and to identify if the perceived shortcomings in the housing market are corroborated by the available statistical information. The research confirmed virtually all perceptions about a crisis of affordability, and the critical and increasing need for more affordable housing to satisfy Salt Spring population's most basic requirements. Generally, the available supply of housing on the island was at least double the price than that which would be affordable to a medium income earner on Salt Spring Island.

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### **Housing Needs on Hornby and Denman Island – Final Report**

2008, Hornby Island Community Economic Enhancement Corporation (Eberle Planning and Research)

#### **Summary**

Snapshot of housing needs on Hornby and Denman Islands in 2008. Developed through a combination of 2006 Statistics Canada census data, community surveys, and interviews with key informants. Identifies that renters and elderly residents were in particularly precarious housing situations on both islands.

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### **Gabriola Island Affordable Housing Needs Assessment**

2009, Islands Trust (Weller Consulting)

#### **Summary**

Snapshot of housing needs on Gabriola Island in 2009. It was developed through a combination of 2006 Statistics Canada census data, as well as interviews with key informants, such as employers, service providers, and people experiencing housing challenges. According to the statistical analysis, low-income singles and lone parents were most at risk of not having affordable, safe housing. The report concludes that the most important recommendation is to create an organization that coordinates efforts to address the Island's housing challenges. It also advocates for the creation of an organization to coordinate seniors issues on the island, as well as making specific recommendations for agencies with jurisdiction over various aspects of housing provision.

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### **Islands Trust Housing Needs Assessment – Phase 2**

2009, Salt Spring Island Local Trust Committee (JG Consulting Services Ltd.)



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## Summary

The purpose of Phase 2 of the SSI housing needs assessment was to seek community confirmation about the key findings of Phase 1 and provide an update on market conditions given the financial crisis that was taking hold in 2008. Phase 2 consisted of interviews and surveys with 25 key informants – individuals with particular knowledge of Salt Spring residents and their housing issues, namely through their involvement in local service agencies. The report provides informant observations across a number of housing issues. These include: most urgent needs; families with children; housing condition; population diversity; among others. The report provides a range of recommendations that Islands Trust could consider, paramount among them being the development of a Salt Spring Island Affordable Housing Strategy.

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## Southern Gulf Islands Housing Needs Assessment – Phase 2 – Community Consultations (draft)

2017, Unknown

## Summary

A summary of what the consultant learned through stakeholder questionnaires, correspondence, and discussion; online residents survey; online employer survey; resident housing-related input from SGI 2020 Listening Tour; and informal discussions and correspondence. While there are no recommendations, survey respondents were asked to provide feedback on housing solutions that they favoured, the results of which are interesting, identifying legalizing secondary suites, cabins, and tiny homes as the most important priority areas.

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## Housing Needs Assessment: Northern Region of Islands Trust

2018, Islands Trust (Dillon Consulting)

## Summary

This Housing Needs Assessment tries to replicate the methodology used by JG Consulting for the 2016 Salt Spring Island Housing Needs Assessment. It reviews 2016 federal census data (housing, age, income), population projections, an online survey component, and stakeholder meetings/interviews.

While population projections and housing needs differ for each island, the following general challenges were identified:

- Unaffordability relative to income (because of limited on-Island employment, fixed income seniors, and artisans/craftspeople with limited incomes)
- Unhealthy conditions
- Insecure tenure (because of short-term vacation rentals)
- Lack of housing options



## **Southern Gulf Islands Housing Needs Assessment**

2018, Capital Regional District (JG Consulting Services Ltd.)

### **Summary**

A thorough housing needs assessment presented with the following structure:

- Demographics: to gain an understanding as it may relate to housing need
- Affordability: what is the “ideal” housing supply to meet this need
- Housing supply: numbers and prices of existing rental and homeowner options
- Affordability of the supply: incomes required to afford the existing supply
- Community perspectives: opinions and experiences around housing need
- Gaps in supply: identification of where the supply does not meet the demand

The report concludes that, “All evidence clearly points to serious shortages in secure, appropriate and affordable housing for low to moderate income earners. Renters are particularly impacted as their incomes are insufficient to enter into the homeownership market, and the limited number of rental properties are increasingly vacant seasonally or placed in the vacation rental market. Community members strongly described the housing situation as bordering on crisis, and as having serious impacts on themselves and their families, community well-being and economic sustainability.”

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## **Housing Needs Report – Bowen Island**

2020, Bowen Island Municipality (Urbanics Consulting)

### **Summary**

A housing needs assessment for Bowen Island Municipality. The housing needs assessment anticipates that Bowen Island will require 164 new households by 2031. The strategies contained in the Action Plan section of the document provide a variety of potential paths to meet the Island’s housing objectives.

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## **Capital Regional District Housing Needs Assessment – Salt Spring Island**

2020, Capital Regional District (Urban Matters Ltd.)

### **Summary**

A Housing Needs Assessment based on review and analysis of Statistics Canada, CMHC, BC Assessment, BC Stats, AirDNA, and Islands Trust data, as well as stakeholder interviews and other forms of community engagement.

Among the conclusions in the report:

“The rental affordability gap analysis showed that in comparison to median household incomes, the secondary rental market is unaffordable to all households, especially to individuals living alone and in lone parent families.”



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"In comparison to median incomes for 2015, non-waterfront residential homes at the average 2016 sales price were unaffordable for all household types. Based on the affordability threshold of housing costs being no more than 30% of gross household income, a single-detached home is out of reach for most households making the median income, even couples with children who tend to make higher incomes than other household types."

As of 2020, there were 67 Salt Spring Island households on BC Housing's waitlist. Stakeholders reported that Salt Spring Island has the highest per capita rate of homelessness in the province.

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## Southern Gulf Islands

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### CMHC Housing Supply Challenge

2022, Southern Gulf Islands Tourism Partnership and Southern Gulf Islands Housing Coalition (City Spaces Consulting)

#### Summary

City Spaces was commissioned by the above organizations to make a supportive case for the establishment of, at minimum, a Housing Navigator Service for the Southern Gulf Islands to help guide non-profit organizations through the development approvals process, or, in the best case, a Gulf Islands Housing Entity that could provide not only guidance services but also be a clearing house for numerous affordable housing-related issues. Based on 40 interviews, the document details the challenges associated with building housing on the islands and provides a useful picture for Islands Trust staff of how the development application process, and their role in it, is perceived by housing developers. It makes the case for greater clarity and more streamlined processes.

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### Southern Gulf Islands Housing Strategy

2022, Capital Regional District

#### Summary

A recent report describing the levers potentially available to the CRD to increase the stock of affordable housing in the Southern Gulf Islands. It focuses primarily on overcoming the high cost of building that inhibits both multi-unit developers and single-family owners wishing to provide legal secondary suites or other accessory dwellings. Mechanisms could include establishing a CRD Rural Housing Program, using surplus CRD land for affordable housing development, and working with building inspection staff to authorize alternative approvals. It recommends advocacy to Islands Trust as part of an inter-agency roundtable.



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## **Southern Gulf Islands Housing Feasibility Analysis**

2022, Capital Regional District (Wiser Projects)

### **Summary**

A detailed housing pro-forma analysis of various housing types to determine which, if any, can meet the affordability targets outlined in the 2018 SGI Housing Needs Assessment.

Findings of the analysis are as follows:

- All unit types, other than 2-bedroom secondary suites, have a funding gap
- Renovation to create secondary suites was the most financially feasible option, followed by new secondary suites
- Multi-family residential developments provided a more financially feasible way to create rental units than standalone cottages due to their lower construction cost per square foot and availability of federal funding
- Cottages were the least feasible option

This is an important document for its attention to building costs, which are not always well-considered in Islands Trust housing policy projects.

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## **Southern Gulf Islands Updated Housing Market Analysis**

2022, Capital Regional District (Urban Matters)

### **Summary**

A short update on the 2018 Southern Gulf Islands Housing Needs Assessment based on current housing costs. It concludes that the gap between incomes and housing costs on the Southern Gulf Islands appeared to have widened since 2018. The rental situation is described as "desperate." Housing supply is limited and lacks diversity.

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## **North Pender Island**

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### **North Pender Island Affordable Housing Report**

2008, North Pender Island LTC

### **Summary**

In January 2008, the North Pender Island Local Trust Committee established an Affordable Housing Task Force composed of Pender residents to look at housing needs on the Island and report back with affordable housing options. The purpose of the affordable housing needs assessment work was to



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identify the extent of community views on housing needs on North Pender Island and to provide housing options that would begin the implementation of the North Pender Island Official Community Plan (OCP) policies.

Specifically, this report:

- Presents a demographic profile of North Pender Island
- Outlines housing issues and challenges on the Island
- Presents community comment on housing (i.e. housing need survey response)
- Suggests areas for various housing options, types, and tenure
- Offers housing forms that can be placed in existing neighbourhoods
- Introduces strategic housing choice considerations for the future, including the development of North Pender Island Affordable Housing Plan in 2009

The report's recommendations are a high-level summary of options that may be available for the North Pender LTC to explore.

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## Mayne Island

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### **Mayne Island Housing Options Task Force Report**

2011, Mayne Island Local Trust Committee

#### **Summary**

This task force report was the product of a six-member LTC-commissioned task force. The task force gathered Island perspectives through meetings, interviews, and surveys. It notes that diverse housing options promote the type of diverse community needed to be sustainable. It acknowledges that housing needs are subject to market and demographic forces and so should be regularly monitored and approaches re-assessed. It suggests that Mayne Island's housing challenges should only be addressed with careful consideration of available water supply, environmental impacts, and the rural nature of Mayne Island.

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### **Mayne Island Housing Regulations and Policy Review (DRAFT)**

2019, Mayne Island Local Trust Committee

#### **Summary**

A discussion paper summarizing current housing policy and regulations on Mayne Island, as well as amendment options available to the Mayne Island LTC given the findings of the 2018 Southern Gulf Islands Housing Needs Assessment which determined that "all evidence clearly points to serious shortages in secure, appropriate and affordable housing for low to moderate income earners." The paper was written in the context of Mayne Island LTC's expressed interest in exploring options for smaller footprint homes.



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### **Designing the Future of Mayne Island – The Strategic Plan**

2020, Designing the Future of Mayne Island Organizing Committee

#### **Summary**

A local initiative that looks at the Island's needs as a whole (health care, education, community), rather than just through an Islands Trust land use lens. The report describes the 1000 volunteer hours that went into its production, based on workshops, surveys, and a summit. It appears that it would take significant volunteer commitment to implement. The report states "It comes as no surprise that the underlying theme of these action vectors is sustainability – sustainability in terms of better health outcomes and home care for our aging population; sustainability and resilience against climate change, including food security; sustainability with regard to finding home accommodations for young families and workers to fill the jobs needed to run the island; and sustainability in terms of community building and job creation. The seven outcome resolves address ways of maintaining and renewing the high level of quality of life we have enjoyed, and shared with the land, for generations."

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## Galiano Island

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### **Housing on Galiano: Trends, Needs and Demands**

2014, M. Thomson Consulting

#### **Summary**

A housing-needs-assessment-type report that appears to have been commissioned to justify the need for the Galiano Green affordable housing development. It provides a review and analysis of Galiano's demographic, housing, and income information to conclude that the gap between median income and current house prices means that there is justification for the creation of a development like Galiano Green which is intended to provide an affordable ownership option.

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## Bowen Island Municipality

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### **Bowen Island Affordable Housing Strategy – Draft**

2007, Bowen Island Municipality (Eberle Planning and Research)

#### **Summary**

The Bowen Island Affordable Housing Strategy was developed through BIM's Affordable Housing Strategy Committee which consisted of members from the Bowen Community Housing Association, municipal staff, council liaison, and other community representatives, along with a housing needs assessment and additional community input.



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It is centered around six goals identified by the group:

- Adequate supply of rental housing for low-income households
- Adequate supply of rental housing for people with special needs
- Affordable rental housing for moderate-income households
- Entry-level ownership housing for moderate-income families
- Diverse financing and housing options, and alternative ownership and tenure arrangements for families, couples, singles, empty-nesters, and seniors
- Suitable housing and support to enable seniors to age in place

The strategy suggests that municipally-owned housing corporations have proven to be the most successful model for creating non-market housing in Canada to date.

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## Hornby Island

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### **Hornby Island Advisory Housing Committee Report**

2004, Hornby Island LTC

#### **Summary**

A report emerging from an advisory committee convened following the 2000-2003 OCP review specifically to look at housing issues on Hornby Island. It summarizes the community engagement that was done and the trends that were identified. It begins from the premise that there was a strong interest in maintaining a diverse community, while the prevailing trend at the time was an aging population and decreasing school enrollment numbers. Other factors influencing housing on the Island include physical limits (water, sewer servicing) and short-term vacation rentals by the majority non-resident property owners. It includes recommendations for the LTC and the community generally.

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### **Secondary Accommodation Units: A Housing Option for Gulf Islands and Other Small Communities**

2008, Hornby Island Community Economic Enhancement Corporation (HICEEC)

#### **Summary**

A document funded by Affordability and Choice Today (ACT) and produced following the 2007 conference on Housing Solutions for Small Communities on Hornby Island. The document discusses secondary accommodation (accessory dwelling) unit typology, how to enable them through policy, and how to regulate them to address community and environmental concerns. Quite a thorough discussion of the issues attendant in considering how to move forward with secondary accommodation legislation.

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## Denman Island

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### **Accessory Dwelling Unit Committee – Final Report**

2003, Denman Island Local Trust Committee (Special Advisory Planning Commission)

#### **Summary**

The final report of an advisory committee struck by the Denman Island Local Trust Committee to provide advice on loosening restrictions on accessory dwelling units on Denman Island does not provide a conclusion, as the members were unable to reach consensus. However, in their diverging opinions they provide a fulsome summary of the types of questions and issues that arise in contemplation of such a policy change. Perhaps it is also instructive of a potential pitfall to convening decision groups with an even number of members.

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### **Affordable and Convenient Housing Needs on Denman Island**

2013, Denman Housing Association (Roberts Management Consulting)

#### **Summary**

The report, produced for the Denman Housing Association, identified a significant need for safe and secure rental housing. Of the 44 renters surveyed, 90% identified their rental units to be inadequate. The report concluded that, "preferred housing was evenly split between affordable rentals, homeownership, and ownership of shared land". The report indicated that about 80 households on Denman Island need better rental housing. The report suggests that a cluster of low maintenance owned and rental units located near the village would be very suitable for improving housing on Denman Island the members

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### **Rural Affordable Housing Project**

2013, Denman Community Land Trust Association (EcoFocus Environmental Consultants)

#### **Summary**

This report was produced by the DCLTA to develop options to increase affordable housing opportunities on land in the Agricultural Land Reserve (ALR). While the proposals are modest and feasible, they are also contrary to the Agricultural Land Commission's regulations, and thus would be useful only in the event the ALC signalled it was open to revising its housing policies and regulations (which they did recently and are thus unlikely to again in the near term).

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### **Affordable Housing for Seniors on Denman Island**

2014, Denman Community Land Trust Association (Stephanie Slater)



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### Summary

This report explored the need for housing for seniors on Denman Island. Surveys and focus groups identified seniors' interest in smaller scale housing close to the Denman Island village.

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### Basic Housing Information, Denman Island

2023, Peter Spur

### Summary

This report by Denman resident Peter Spur who is a research contractor with a background in planning reviews population and housing data from Statistics Canada over four census periods and well as other sources. It draws similar conclusions related to Denman's housing supply not addressing housing need particularly for low income households.

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### Denman Island Housing Review – Recommendations Report

2023, Vancouver Island University Mount Arrowsmith Biosphere Region Research Institute

### Summary

This report resulted from a review of the Denman OCP and LUB. It involved limited engagement with residents, property owners, local organizations and other agencies to identify a suite of policy and regulatory amendments to increase housing options for affordable and attainable housing. The report identified that "overall, the lack of safe, affordable, and attainable rental housing is the most difficult housing problem on the island."

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## Gabriola Island

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### A Strategic Approach to Affordable Housing, Biodiversity and Freshwater Conservation on Gabriola Island – A Community-Informed Process

2021, Gabriola Island Local Trust Committee (Housing Advisory Planning Commission)

### Summary

The product of a grassroots community planning effort on Gabriola, convened as an LTC advisory planning commission in order to access LTC funding. It "addresses the question: how do we ensure the availability of affordable housing *and* protect biodiversity and freshwater resources? The report presents



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community members' attitudes to affordable housing, biodiversity, and freshwater conservation on Gabriola and the actions that could be taken to address all three needs. Three surveys—*Housing Need, Affordability and Diversity of Supply; Biodiversity, Water Conservation and Housing; Managing Growth and Diversity of Housing Supply*—were conducted over a six-week period running from January 20 to March 2, 2021. Each survey gave participants opportunities to respond to multiple-choice questions and give narrative comments. There were 1087 respondents who made 2031 comments. Educational materials relevant to each survey were prepared and made accessible on the website." Of perhaps greatest interest to Islands Trust planners will be the estimated cost of addressing the multiple issues identified in the report in a holistic way. Good planning is expensive and takes time.

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## Salt Spring Island

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### **Islands Trust Task Force on Housing and Accommodation – Draft Report**

1994, Salt Spring Island LTC

#### **Summary**

A community task force convened by SS LTC in 1993 to "provide advice and recommendations to the Salt Spring Island Local Trust Committee on the following issues related to housing on Salt Spring Island": Seasonal Cottages and their desired use; Housing supply mix; and Tourist Accommodation. In addition to the Task Force's recommendations, the report identifies that absolute population numbers are only one factor among many that affect rural character, and that considerations such as population distribution and pattern settlement may be more significant. The report notes that the housing mix on the Island had not changed much since the Island was a resource-based economy, and that service and low-wage workers and single-parent families were being squeezed off the Island.

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### **Crisis in Paradise: Accelerating the Provision of Affordable Housing on Salt Spring Island B.C.**

2002, Academic paper (Queens University), Claire Heffernan

#### **Summary**

A masters-level research paper that provides a review of demographic data from the time it was written, a review and assessment of existing OCP policies, and a handful of suggestions for alternative policy proposals. Author leans heavily on the fact that Islands Trust's restrictive growth policies price out lower income people in favour of the wealthy. It laments the lack of take-up by developers of some of the affordable housing policies from the 1998 OCP – e.g. the fact that a rezoning application fee to convert a seasonal cottage into a full-time residence was \$4,000 at that time. It advocates for the Friedmann Grow Home as a candidate model for the OCP's flexible housing provisions.



## **Community Housing Background Report and Recommendations**

2005, Salt Spring Island LTC

### **Summary**

A detailed report outlining necessary steps to increase the provision of community housing on Salt Spring Island. Community housing in this case is defined as “deed-restricted and/or rent-controlled housing that provides affordable, suitable, and adequate accommodation. It includes everything from shared rental rooming houses and small rent-subsidized studio apartments to ownership model three-bedroom family homes.” The report was written by some of Salt Spring’s long-time housing advocates and experts. Recommendations lean heavily on the creation of a Salt Spring Island Housing Agency funded in part by Islands Trust and CRD to be the clearing house for all things community-housing-related on the Island. Some of the incentives that the working group advocated include things like property tax breaks and housing agreements for property owners with two or more dwelling units.

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## **Population, Housing, and Settlement Patterns – Official Community Plan Focus Group (Preliminary Policy Proposals)**

2007, Salt Spring Island LTC

### **Summary**

A succinct, well-structured suite of policy recommendations from a focus group convened around the 2007 revision process to the Salt Spring Island OCP. It is well-structured insofar as the nine policy recommendations are explained in the following repeating framework:

#### **Policy idea**

- What is the problem?
- Does the Trust Policy Statement provide any guidance?
- What is the Policy Proposal?
- Are there alternative ideas to consider?
- Is this idea consistent with other policies?
- How might this policy idea be implemented?

One section suggests that the Trust should move away from the concept of overall medium density, and instead encourages clustered density surrounded by natural area or farmland.

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## **Salt Spring Island Community Affordable Housing Strategy – Action Plan**

2011, Salt Spring Island Local Trust Committee/CRD/REFBC/Salt Spring Island Foundation

### **Summary**

A fairly detailed multi-agency action plan to be coordinated through a not-yet created Housing Council or similar organization. The Steering Committee was comprised of two SSI LTC trustees, the CRD regional



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director, CRD Housing Secretariat Manager, and Salt Spring Foundation chairperson. The action plan contains recommendations for Islands Trust, CRD, and community groups. This plan is ambitious, and if implemented, would seem to address many issues identified in previous reports.

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### **Housing Working Group Report**

2020, Salt Spring Island Local Trust Committee

#### **Summary**

This report summarizes the recommendations of a trustee-appointed working group to guide how the SSLTC should address housing issues on the island. It provides an interesting roadmap if implemented.

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### **Salt Spring Island Climate Action Plan**

2020, Transition Salt Spring

#### **Summary**

The Salt Spring Island Climate Action Plan was developed by a large team of volunteer experts, in consultation with almost 50 island stakeholders and using feedback from more than 2,000 island residents. Its 250 recommendations are intended to reduce Salt Spring Island's greenhouse gas emissions by 50% by 2030, and help island ecosystems and infrastructure adapt to changes that are already underway. The report notes that "Land use and accompanying settlement patterns play a key role in Salt Spring's long-term ability to lower emissions and adapt to dramatic changes being brought about by the climate crisis."

In its chapter "Climate Action Plan for Land Use and Settlement Patterns," the plan lays out 38 actions under the following three goals that should either reduce the climate change impact of new residential development, or help ensure that development (and existing development) is resilient to the impacts of climate change:

- Goal 1: Update settlement pattern objectives to reduce risk and emissions
- Goal 2: Reduce barriers to climate-adaptive and lower-emissions settlement patterns
- Goal 3: Maximize community resilience to predicted sea level rise

This robust community-designed plan could help provide direction for a number of LTC housing, climate change, or ecosystem protection projects.

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### **Salt Spring island Housing Action Program Task Force – Summary of Recommendations**

2022, Salt Spring Island Local Trust Committee (Housing Action Program Task Force)

#### **Summary**

A short but well-considered contribution from an LTC-appointed task force. Recommendations are generally consistent with LTC's land use authorities and many are implementable with LTC direction. An important reference document for future LTC housing projects.



## Homes for Islanders: An Integrated Housing Solutions Framework for Salt Spring Island 2023, Salt Spring Solutions

### Summary

The latest contribution to helping address the housing crisis on Salt Spring Island, courtesy of local non-profit Salt Spring Solutions. This document could be adopted as the framework for a housing action plan by the Salt Spring Island Local Trust Committee. The report proposes five strategies:

- 1) Coordinated and Properly-Resourced Local Approach to Housing;
- 2) Effective Public Education, Engagement and Dialogue on Housing;
- 3) Preservation of Rural Areas and Nature Space through Clustered Housing;
- 4) Readying Ganges Village for more Housing; and
- 5) Accessory Dwellings for Housing, in the Right Places

The document laments the lack of coordination across the agencies that maintain some jurisdiction of housing development and servicing on the Island, as well as the absence of implementation of the numerous housing plans and strategies, including the directive policies in the Salt Spring Island OCP, over the previous decades. The report emphasizes that a more thoughtful approach to land use on the island could achieve both housing and environmental protection objectives.

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