

Tiny-homes Village Pilot Project Framework & Criteria

I. Pilot Project Framework

On January 19, 2021, the Salt Spring Island Local Trust Committee (SSI LTC) approved the Housing Action Program Project Charter to ensure the Islands Trust takes a holistic approach to address housing issues such as density, diverse housing options, sustainable building design and preservation of the sensitive ecosystem on the island. Most importantly, the Housing Action Program seeks to implement the objective of providing a mix of housing types in appropriate locations as set forth in the Salt Spring Island Official Community Plan. Proposed actions within the Housing Action Program Project Charter include exploring incentive programs to promote housing projects that are sustainable, innovative and affordable. This Pilot Project initiative under the Housing Action Program intends to test the viability of sustainable development and building designs that are affordable for Salt Spring Island residents.

II. Objectives

The Tiny-homes Village Pilot Project intends to:

- Prioritize affordable housing options through diverse housing forms and tenure types;
- Promote fee-simple affordable housing in a building-strata subdivision;
- Preserve, protect, restore, and connect environmentally sensitive areas;
- Achieve objectives and strategies within the [Islands Trust Strategic Plan](#);
- Encourage and promote leading-edge sustainable building, landscaping, and land use designs; and
- Encourage a full-scale, replicable approach to address the pilot project objectives.

*Preference will be given to projects that are on, or can provide reasonable access to active transportation networks, housing designed for special needs, and/or housing that advance Islands Trust's Reconciliation Declaration.



III. Projects Sustainability Features

The proposed project must, at a minimum, demonstrate thoughtful implementation of conservation design practices that:

- Provide sustainable safe-drinking water supply;
- Protect water quality;
- Reduce or not increase flooding and storm water runoff;

- Protect sensitive ecosystems and biodiversity;
- Protect and recharge aquifers;
- Protect surface water;
- Preserve or enhance capacity of local food systems;
- Minimize carbon outputs and greenhouse gas emissions; and
- Provide common areas that enhance social well being for activities such as art production, local food production, passive recreation, or other similar community-based programs.

IV. Pilot Project Incentives

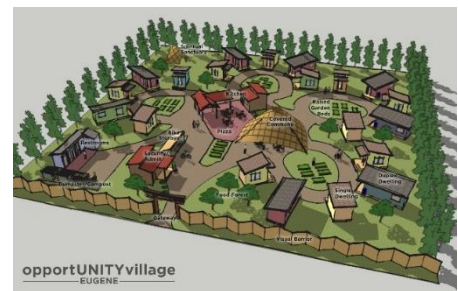
Incentives may include:

- Increased dwelling unit density;
- Amending land use regulations by staff to support the project;
- Dedicated planning staff time to expedite a rezoning process;
- Provide technical support on water system and possible water rebate; and
- Assistance on searching for relevant grant funding.

V. Eligibility Criteria

The following criteria must be met in order for a proposal to be considered:

- The applicant must have experience with residential housing development, or include project partners with relevant expertise;
- Project must be supported by a viable pro- forma or demonstrate adequate funding that the project can be developed. ;
- The project must include the following:
 - A minimum of 10 dwelling units;
 - Each dwelling unit should be within 500 square feet and constructed on a permeant foundation;
 - Energy efficient technologies, green building methods and sustainable features as identified in Section III.
 - Each dwelling unit must be a fully functional housing unit that includes basic amenities such as kitchen and bathroom; and
 - The design of each dwelling Unit must receive or be capable of receiving an occupancy permit.



*Applications within the Agricultural Land Reserve and watershed designated areas are not supported at this time. A standard subdivision project will not be expedited since the process is outside LPS's jurisdiction.

VI. Submission Requirements

- A proposal that describes the proponent's organization and experience;

- All relevant development information including, but not limited to, project site location, lot size, proposed density/dwelling units, building layout, a conceptual site plan or building-strata subdivision, landscape plan and architectural elevation design;
- A proposal outlining concept feasibility and timeline; and
- A report that identifies how the project meets objectives in Section II, the sustainability features proposed in Section III, and how it complies with the Pilot Project’s criteria outlined in Section V.
- Successful submissions may still require further design and report work.

VII. Review Process

- Local Planning Services staff will review all submissions and make a recommendation to SSI LTC on which project should be selected in consideration of the above criteria.
- The SSI LTC will make a decision on which proposal will become a Pilot Project. Deadline for each submission is n March of each year. A new pilot project will be chosen annually as long as the SSI LTC has dedicated resources. Once approved as a Pilot Project, prior to the proposal moving forward to the rezoning, building-strata subdivision, development and/or building permit review process.
- Incentives will be granted by resolution of the SSI LTC. The proponent may be required to enter into binding agreement with the SSI LTC.

VIII. Example of Timeline

Applications to be received by:	March 2022
First Pilot Project to be awarded by:	April 2022
First Pilot Project to complete legislative stage by:	April 2023
First Pilot Project to be built out by:	April 2025
Second Pilot Project to be received by:	March 2023
Second Pilot Project to be awarded by:	April 2023
Second Pilot Project to complete legislative stage by:	April 2024
Second Pilot Project to be built out by:	April 2026