



## **Salt Spring Island Local Trust Committee Minutes of Special Meeting**

**Date:** Wednesday, July 11, 2018  
**Location:** Meaden Hall  
120 Blain Road, Salt Spring Island, BC

**Members Present:** Susan Morrison, Alternate Chair  
George Grams, Local Trustee

**Regrets:** Peter Grove, Local Trustee

**Staff Present:** Stefan Cermak, Regional Planning Manager  
Susan Palmer, Contract Planner  
Daniela Murphy, Legislative Clerk  
Sarah Shugar, Recorder

**Media and Others Present:** Driftwood Reporter  
Approximately 72 members of the public

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

### **1. CALL TO ORDER**

Chair Morrison called the meeting to order at 5:30 p.m. She introduced herself, the Trustees and staff and acknowledged that the Local Trust Committee is meeting within Coast Salish Territory.

### **2. APPROVAL OF AGENDA**

**By general consent** the agenda was approved.

### **3. COMMUNITY INFORMATION MEETING**

#### **3.1 Bylaw No. 507**

Planner Palmer provided a presentation regarding SS-RZ-2017.4 – 132 Corbett Road (Croftonbrook) – a rezoning application to allow 34 affordable dwelling units and office use.

#### **3.2 Question and Answer Period**

Kisae Peterson, Director of Housing for Island Women Against Violence (IWAV); Janice Gauthier, IWAV applicant; John Riley, Manager of the Capital Regional District Housing; and Planning Program and John Elliott, Executive Director of the

Greater Victoria Coalition to End Homelessness, were available to answer questions.

A member of the public asked how many of the 74 dwelling units would be dedicated as affordable units.

Planner Palmer advised the current zoning allows for 40 dwelling units (there are currently 20 units and an additional 20 units are permitted). The rezoning application would permit an additional 34 units that would be designated as “affordable” subject to an affordable housing agreement that would be registered on the property title.

Janis Gauthier reported that IWAV is asking for 34 additional units that would be designated as affordable housing units in perpetuity registered on the property title (according to the Islands Trust affordable housing regulations). The existing 20 units are affordable although they are not designated affordable under the Islands Trust Land Use Bylaw. “Phase one” is the existing 20 units and “Phase two” will be affordable housing for seniors and would be regulated by BC Housing and the Capital Regional District (CRD).

A member of the public asked where the affordable units would be located on the property.

Planner Palmer reviewed the proposed site plan and reported that early draft site plans included a three-storey apartment building and as a result of further planning and consultations, the proposed design for the apartment building is now a two-storey building.

A member of the public asked the following questions:

- Please define the acronym “OCP”?
- Who would be living in the additional 44 units?
- How does the Housing First program relate to this rezoning application?
- Who will be eligible to live in the ten Housing First units?
- Will the homeless people who are assessed to live independently in these units include people with addiction problems?

Planner Palmer clarified that the “OCP” is Bylaw No. 434 “Salt Spring Island Official Community Plan”.

Janis Gauthier reported that phase one is dedicated seniors residences and phase two would be dedicated housing for seniors and seniors with disabilities. CRD and BC Housing are providing the capital funding under the Regional Housing First program. Ten of the 40 units would be dedicated as “Housing First” units.

Kisae Petersen advised the capital funding is coming from the CRD partnership with BC Housing (the Regional Housing First program). There is also a Housing First program that provides housing supports and outreach workers for people experiencing homelessness (operated through Salt Spring Island Community Services). Phase one is existing housing, phase two is seniors housing, phase

three is the mixed model housing and within phase two and phase three there will be a total of 18 units that will be dedicated housing for people experiencing homelessness (under the CRD Regional Housing First program).

John Riley, Manager of the Capital Regional District Housing and Planning provided an update regarding the Regional Housing First Program. He advised that the program and partner agencies will work together to provide housing to Salt Spring Island residents that are experiencing homelessness and are able to live independently and that yes, this may include people with addictions.

A member of the public asked why is this project going ahead without water approvals.

Planner Palmer reported the applicant has approval for the well that will be the potable water source. Island Health is the approval agency that will determine whether there is sufficient quantity of water to meet the needs for health and sanitation for the additional 54 units. The Salt Spring Island Local Trust Committee has recommended that final recommendation of Bylaw No. 507 would be contingent upon final water approval from Island Health.

A member of the public asked whether there would be on-site supervision to address issues including fighting, noise and other potential problems that may arise.

Kisae Petersen reported that IWAV currently operates three housing facilities on Salt Spring Island and that there will not be an on-site resident manager. The expectation is that residents can live independently.

A member of the public asked whether the system would be designed in a way that it could be connected to the North Salt Spring Waterworks District water service if and when the well goes dry.

Janis Gauthier reported sufficient potable water for 54 dwelling units (up to 78 residents) has been proven and a well water licence has been issued. North Salt Spring Waterworks District has stated that they would provide water servicing for firefighting purposes only.

A member of the public asked the following questions:

- What is the definition of “Salt Spring Island resident”?
- What is the water source for showers?
- How many people will be permitted in the units?
- What is the plan when the aquifer fails?
- How many of each size suite will there be?
- Are houseguests factored in?
- Who will manage how much water is drawn from the well?
- What are the replantation restrictions or what is the management plan if trees are considered dangerous?

Planner Palmer reported the Ministry of Forests, Lands and Natural Resource Operations and Rural Development will regulate the water license and the

property owner will be required to withdraw the permitted amount of water from the well. The definition of a “Salt Spring Island Resident” is “a person currently residing on Salt Spring Island for a minimum of 1 year or a previous resident who left Salt Spring Island for a minimum of two years”.

Janis Gauthier reported the well was drilled in February and the Regional hydrologist determined there is sufficient water supply during the low season. There are four, three-bedroom; ten, two-bedroom; twelve, one-bedroom; and eight, studio units proposed with an average of 1.4 units per unit. Two-thirds of the units will be bachelor or one-bedroom suites. The water calculations include houseguests. A total of 78 people will be permitted in the new 54 units based on strict occupancy sizes managed by IWAV. BC Housing has committed to monitor the occupancy rates. The property owner will manage dangerous trees.

A member of the public asked if the project could go ahead with fewer units in order to address the water concerns.

Janis Gauthier stated IWAV would like to maximize the opportunity to house as many people as possible.

A member of the public asked for a copy of the Traffic Impact Assessment report and whether there will be a sidewalk or pathway paralleling the side of Crofton Road.

The Traffic Impact Assessment report is available in the Public Hearing binder. A pedestrian walkway has not been proposed as part of the application.

A member of the public asked for information regarding how residents will be selected and how the residents will be supported without an on-site support worker.

Kisae Petersen reported IWAV would be working with Community Partner agencies such as Copper Kettle to provide support to the residents.

John Elliott, Executive Director of the Greater Victoria Coalition to End Homelessness provided a description of the work being done by regional agencies on the assessment process that leads to success to match individuals with safe, stable housing.

A member of the public asked for clarification regarding the pathway through the back of the Croftonbrook property and asked if the project includes any plans to house families.

Planner Palmer reviewed the draft pathway plan and reported there will be four, three-bedroom units that will be suitable for families.

A member of the public asked for information regarding the use of grey water for toilet flushing and what the “affordable housing” model that the application is based on.

The grey water is sourced from the shower water and there are building code requirements for how the grey water is handled. The affordable housing model is the definition of “affordable housing” in the Salt Spring Island Official Community Plan.

A member of the public asked the following questions:

- Is Island Health the ultimate regulatory authority for water and required to provide a permit?
- Would the Salt Spring Island Local Trust Committee require no net increase of storm water leaving the site?
- Would it be possible to require water meters for individual units to assist in water management?
- Could the Salt Spring Island Local Trust Committee require the Salt Spring Island Transportation Commission to write a letter of intent to build a pathway that would provide a local funding contribution?

Planner Palmer reported the Island Health engineer would consider whether water meters should be required. The applicant is required to provide an engineer report that states there will be no net increase to storm water from the property. The SSILTC could request that the applicant provide a pathway.

A member of the public asked if the water would be sourced from St. Mary Lake or Maxwell Lake.

Planner Palmer reported that the property is within the North Salt Spring Waterworks District (NSSWD). NSSWD will only provide water for firefighting purposes and will not provide potable water for the proposed development.

A member of the public asked if a pedestrian pathway would be required as an amenity.

Planner Palmer reported a pedestrian pathway is not required at this time.

A member of the public asked if IWAV has considered having an on-site manager and whether IWAV has looked at other communities with successful housing projects.

Kisae Petersen advised that IWAV has been in discussions with other agencies that are providing mixed model housing and best practices for tenant management. It will be a staged process – the target date for phase two is to be occupied in the summer or fall of 2019 and phase three is to be occupied in early 2020.

A member of the public asked for the definition of affordability and whether the 20 units for the homeless are 100% subsidized.

Kisae Petersen reported the Provincial shelter allowance is \$375 per month and the Housing First units would be set at \$375 per month.

Janis Gauthier reported the average will be 46% less than average rent costs and that best efforts will be made to make the units affordable.

**4. ADJOURNMENT**

**By general consent** the meeting adjourned at 7:22 p.m.

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Susan Morrison, Alternate Chair

Certified Correct:

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Sarah Shugar, Recorder