

# Integrated Housing Framework for Salt Spring Island

## EXECUTIVE SUMMARY

We are alarmed by the critical lack of housing options in our community for working class and vulnerable residents. The unhindered development of larger resource-intensive single-family homes is having multiple adverse impacts on our island.



Deforestation and soil erosion, loss of green space and wildlife corridors, stressed freshwater resources, increased vehicle trips and greenhouse gas emissions, the prevalence of unregulated housing, and the destabilizing of our island economy and social fabric are some of the existing impacts we anticipate will worsen without proactive, coordinated intervention and persistent leadership on housing.

Publication of our Integrated Housing Framework, and dialogue with key stakeholders is the first step in what we hope will be an ongoing and inclusive discussion about addressing a key challenge that is eating away at the core of our community well-being.

Countless reports have been written on housing needs and housing strategies, however none of them has sufficiently stepped out of their organizational silos to consider the big picture, or to examine the complexities of inter-agency cooperation and problem-solving. Our framework pulls together and articulates the various threads of responsibility, and advocates for housing solutions that have been implemented with success in other rural communities.

We are interested in solutions that have been shown to minimize environmental impacts and GHG emissions, maximize forest and farmland preservation, make efficient use of existing infrastructure and resources, and improve the diversity, availability, and affordability of long-term homes for local community members.

We are providing recommendations for a housing framework that increases long-term housing options through a combination of local strategic actions. Instead of being an exhaustive list of all possible solutions, we have focused on areas where local leadership is necessary and possible.

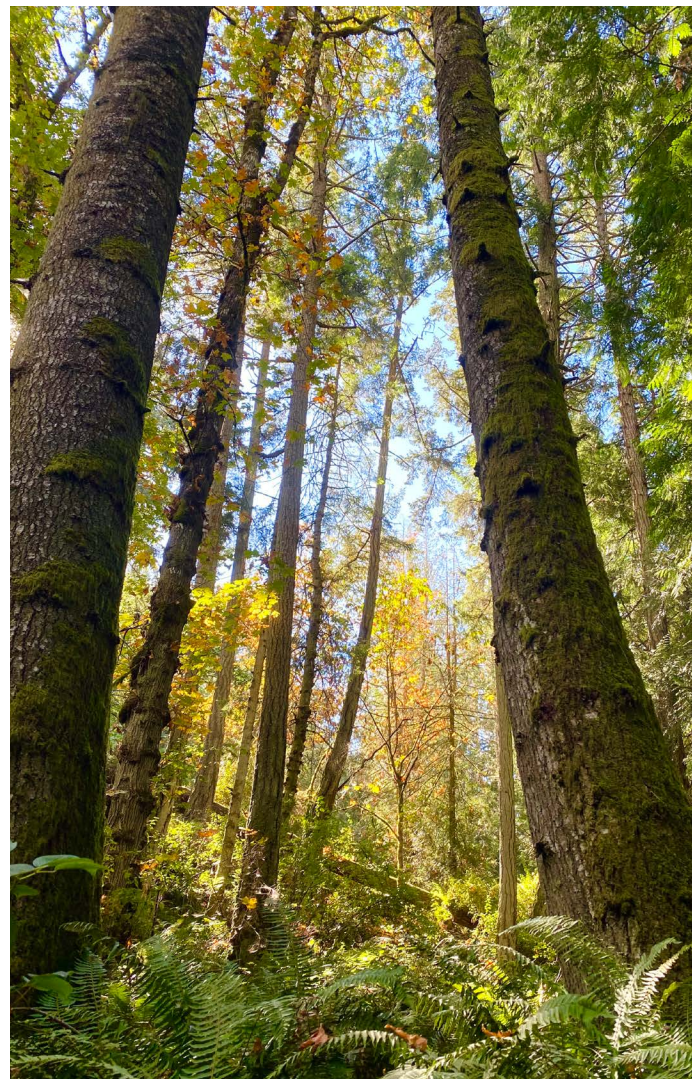
We envision a resilient Salt Spring Island community that works together to equitably care for the ecology and the community as one.

## THE FRAMEWORK HAS FIVE KEY STRATEGIES

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

Our strategies begin to address the environmental, economic, and social issues integral to housing solutions by:

- Being achievable within the existing local, regional, and provincial regulatory context
- Supporting smaller scale housing types that are known to have less adverse impacts on the natural environment than typical single-family development
- Supporting efficient use of land, water services and infrastructure
- Not requiring large-scale land clearing of existing forests or harm to sensitive ecosystems
- Being financially viable to develop and operate
- Improving the availability and/or affordability of long-term housing options for a range of household types (single person, couples, families with children, etc.) and incomes
- Being compatible with and/or enhancing island community characteristics, such as self-sufficiency, interdependence, neighbourliness, and low-impact living
- Supporting increased uptake of transit and/or active transportation



## Who has responsibility and who are the essential partners in each strategy?

<b>STRATEGY 1</b>	<b>Coordinated and Properly Resourced Local Approach to Housing</b>
Responsibility	Capital Regional District (CRD)
Essential Partners	SSI Local Trust Committee (SSI LTC), Local First Nations, Local Non-Profit Housing Organizations, North Salt Spring Waterworks District (NSSWD), Island Health, BC Housing
<b>STRATEGY 2</b>	<b>Effective Public Education, Engagement, and Dialogue on Housing</b>
Responsibility	Islands Trust, CRD and NSSWD
Essential Partners	Salt Spring Residents of all demographics, Salt Spring Businesses, Local Indigenous Elders, Interested Community Groups, Professional External Communications & Engagement Advisors
<b>STRATEGY 3</b>	<b>Preservation of Rural Areas &amp; Nature Space through Clustered Housing</b>
Responsibility	Islands Trust, CRD, NSSWD, Conservancies, Land Trusts and Interested Organizations
Essential Partners	SSI LTC, Salt Spring Island Watershed Protection Alliance (SSIWPA), Local First Nations, NSSWD, and Other Relevant Water Systems, SSI Conservancy, Islands Trust Conservancy, SSI Farmland Trust
<b>STRATEGY 4</b>	<b>Readying Ganges Village For More Housing</b>
Responsibility	CRD, Islands Trust, NSSWD, Ministry of Transportation & Infrastructure (MOTI), Agricultural Land Commission (ALC), Community Groups
Essential Partners	SSI LTC, Local First Nations, Provincial Government
<b>STRATEGY 5</b>	<b>Accessory Dwellings for Housing, in the Right Places</b>
Responsibility	Islands Trust, CRD, SSIWPA, NSSWD
Essential Partners	Private Property Owners