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**Minutes of the Regular Meeting of the
Salt Spring Island Community Economic Development Commission
Held Thursday May 18, 2017, in the Portlock Park Meeting Room, 145 Vesuvius Bay Road,
Salt Spring Island, BC**

Present: **CRD Director:** Wayne McIntyre
Commission Members: Darryl Martin (Chair), Randy Cunningham, Holly MacDonald, Francine Carlin, Curt Firestone, Janice Harkley, Laura Patrick
Staff: Dan Ovington, Manager, Salt Spring Island Electoral Area; Recording Secretary Tracey Shaver.
Absent: Bruce Cameron

Chair Martin called the meeting to order at 4:00 pm.

1. Approval of Agenda

MOVED by Commissioner Martin, **SECONDED** by Director McIntyre,
That the Salt Spring Island Economic Development Commission agenda of May 18, 2017 be amended and approved as follows: Bring Item 5.6 and 5.5 forward in the agenda to item 2.1 and 2.2 sequentially; addition of Item 4.3 Report Submissions and Item 6.2 Parking Ambassador Pilot Project.

CARRIED

2. Adoption of Minutes of April 20, 2017

MOVED by Commissioner Cunningham, **SECONDED** by Commissioner MacDonald,
That the Salt Spring Island Economic Development Commission Minutes of April 20, 2017 be amended and approved by removing the word “quickly” from the motion in Item 6.5.

CARRIED

2.1 Worker Housing

Commissioner Laura Patrick and Gwen Patrick provided a power point presentation on recent survey results obtained from local employers regarding how the shortage of affordable housing effects the island economy.

Commissioner Carlin arrived at 4:12 pm

Preliminary data was collected from 18 employers; representing 925 permanent and 199 seasonal employees. Participating employment sectors so far included restaurants, health services, agriculture, SD 64, financial services, tourism and retail.

Data collection will continue and preliminary actions such as uniting the voice of employers was suggested. Discussion of results lead into related input from Jeff Knutson, Islands Savings Branch Manager and Peter Grove local area Islands Trustee.

Highlighted points of interest

- Housing quality, affordability and seasonal availability
- Strong real estate market has investors turning over homes which don't always stay in the rental pool
- What is a living wage on Salt Spring?

- Lack of qualified employee hiring pool leads to high turnover
- Need for community laundry and shower facilities
- Need for diversity in housing options
- Employee health impacted by lack of stable housing
- Several affordable housing projects in process; not ready this year
- Water supply; change building code, water catchment
- Build housing for current needs or building to increase population

MOVED by Commissioner MacDonald, **SECONDED** by Commissioner Cunningham,
That the Salt Spring Island Economic Development Commission make a delegation request
to the Salt Spring Island Local Trust Committee to emphasize the need to legalize year
round use of secondary cottages to ease the current housing shortage.

CARRIED

2.2 Rural Accelerator

Commissioner MacDonald referred to written report highlighting the May 23, 2017
graduation of the Food and Beverage group who are the first to participate in the
Rural Accelerator Project. Next session group will be Green Business.

3. Delegation/Presentation- none registered

4. Director, Chair and Commissioner Reports

4.1 Director McIntyre - due to time constraints the Director deferred report

4.2 Chair Martin due to time constraints the Chair deferred report

4.3 Staff request that Commissioners submit written reports be a week in advance for
inclusion in agenda packages.

4.4 Commissioner Carlin provided a brief update on the progress of the Destination
Management Organization project. Stakeholders are meeting on May 25, 2017 to
learn about funding models from Destination BC.

4.5 Commissioner MacDonald reported on some collaboration opportunities with
VIATEC, Salt Spring Library, Salt Spring Forum and Salt Spring Digital.

4.6 Commissioner Firestone reported Tour de Iles event on June 23-25; trip
reservations anticipated to be online next week.

5. Outstanding Business

5.1 Letter of Support for Produce Centre funding application

Staff reported the Rural Dividend Grant program changed some of the requirements
and if the Farmland Trust amends their application it will be forwarded to the CRD
Board to review before giving support.

5.2 Temporary road closure proposal re: Cycling- Administration Report on Transportation Commission decision

Staff reported that at the last Transportation Commission meeting consideration was given to a request to close a portion of the road in front Centennial Park for a cycling event. The Transportation Commission did not support the request to close the road and made the following comments:

- Adding congestion to an already congested area without community consultation
- No Traffic and pedestrian management and safety plan
- The request is too short notice and without proper community consultation
- Would need to petition the businesses affected to determine support

5.3 ETGI Developments: meeting held to determine how to allocate grant funding for the oversight committee to implement the ETGI plan. Tour de Iles event is intended to show support and demand for one of the ETGI initiatives to establish water transportation between islands.

5.4 www.opportunitysaltspring.ca: Commissioner Carlin referred to a written report and highlighted that the demographics of visitors to the website are under 35.

Items 5.5 and 5.6 moved forward to 2.1; 2.2

5.7 Notice of Motion by Commissioner Firestone – Dragon Fly Commons Development

MOVED by Commissioner Firestone, **SECONDED** by Commissioner Cunningham, Whereas: the Salt Spring Island Community Economic Development Commission recognizes that economic stability and growth require that workers have housing, and Whereas: Salt Spring Island has a shortage of worker housing; and Whereas: Dragonfly Commons under the leadership of Fernando and Tami dos Santos is being designed to provide lower income workers with an opportunity to either own or rent their own home; and Whereas: Island Women Against Violence is the currently designated society who will manage the rentals and the strata; and Whereas: Dragonfly Commons' project is currently under review by Islands Trust and other governmental agencies;

Therefore be it resolved: that the Salt Spring Community Economic Development Commission shares with all agencies reviewing the Dragonfly Commons' applications that this Commission recognizes that low income housing is an area of critical need on Salt Spring Island. The Commission hopes that with the need for worker housing can be met in the very near future.

The original motion was not supported as submitted

Discussion of motion was based on amending the endorsement for affordable housing units to a generic statement.

MOVED by Commissioner Cunningham, **SECONDED** by Commissioner Patrick, That consideration of item 5.7 the notice of motion by Commissioner Firestone – Dragon Fly Commons Development be tabled until the June 15, 2017 meeting.

CARRIED

6. New Business

6.1 Mid-Year Financial Review – No report

6.2 Parking Ambassadors Pilot Project

Staff reported on a request to obtain information for preliminary plans for the Chamber to organize parking ambassadors who would pass out maps to open parking areas such as the pool parking lot.

The Commission did not support the concept; instead suggestions were made for employers to have staff park outside of town, bicycle rickshaw program, maps handed out to visitors on BC Ferries suggesting parking areas if a shuttle is provided.

6.3 Motion Proposed: Shuttle Service Summer Saturdays

Brief discussion on the role of the SSI Community Economic Development Commission as a facilitator.

MOVED by Commissioner Carlin, **SECONDED** by Commissioner Cunningham, That the Salt Spring Island Community Economic Development Commission recognizes that access to the shopping areas downtown during the Saturday Market season is prohibited by congestion and lack of parking areas. The CEDC will work with stakeholder local community groups to formulate a solution for this on-going deterrent to shopping amenities. Solutions examined to include exploring the use of local parking lots and the leasing of school or other buses or vans to service those lots by transporting residents, visitors and workers to the Saturday Market and vicinity during seasonal business hours.

CARRIED

7. Next Meeting- June 15, 2017 - 4 pm at Portlock Park

8. Adjournment

MOVED by Commissioner Cunningham, **SECONDED** by Commissioner Patrick, That the meeting adjourn at 6:25 pm.

CHAIR

SENIOR MANAGER