

SALT SPRING ISLAND INTEGRATED HOUSING – ACTION PLAN

LCC Meeting
March 12, 2026

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AGENDA

01	Goals of this project
02	Overview of Engagement
03	What We Heard
04	Results
05	Next Steps

About this Project: **Integrated Affordable Housing Strategy and Action Plan**

This plan seeks to:

- Build on the extensive housing related planning and engagement to date
- **Create a shared, implementable approach** to affordable housing development, and;
- Set a clear road map for how we move forward and how we can work together on creating affordable housing

Objectives of Engagement Sprint

- Understand/validate the community vision for affordable housing
- Understand and explore what has worked, what has been tricky, and what we can learn from past experiences to help inform the long list
- Receive input from different groups to ensure that a range of perspectives are being considered

Engagement Activities

- Community Town Hall
- Workshops
- Interviews
- First Nations Engagement

Engagement Questions Examples

- What is most important to you in your vision for housing on Salt Spring Island?
- Are there specific solutions or models you would like to see considered?
- What could improve how we work together on housing? (housing providers)
- What barriers have you or others faced when trying to find housing here and what solutions have they come up with? (PWLLE)
- How is the current housing situation affecting your ability to hire and retain staff? (employers)

WHAT WE HEARD – CURRENT CONTEXT

- Shortage of units and shortage of the right kind of units (rentals, year-round, variety of price points)
- Economic impacts – shortage of housing is leading to a shortage of workers for essential positions
- Public understanding of regulations and tools to manage affordability is mixed.
 - Some feel the challenges are over simplified and others are concerned about high expectations slowing action.
- Support systems and access gaps due to long waitlists, supports not matching needs, and little opportunity to move into market housing from subsidized housing.

WHAT WE HEARD – ENVIRONMENTAL SENSITIVITIES

- Mandate to Preserve and Protect has been interpreted as a barrier to development.
- Concerns of the impact of development on sensitive ecosystems.
- Lack of a shared, clear definition of what is being protected and how to protect it.

WHAT WE HEARD – SOLUTIONS CURRENTLY BEING DONE

- Employer Owned and Operated Housing
- Informal Housing
- Home-share Housing Registry
- Rural Housing Program
- Targeted housing supports for some populations

WHAT WE HEARD – VISION FOR HOUSING ON SSI

- Affordability across the entire spectrum – more diverse options are needed
- Increase density in Ganges with a mix of housing types and costs
- Emphasize environmentally sensitive design and placement when building
- Increased options for first time homebuyers
- Protect rights of both renters and homeowners, including both groups in housing decisions
- Clarify regulations and pathways to compliance for informal housing
- Education and support to promote inclusion and increase readiness for more housing
- Year-round housing is a priority
- Focusing on low-income households does not capture the full need
- Emphasis on equity, quality of life, and maintaining Salt Spring Island's unique character resonates, including responsibility to future generations

WHAT WE HEARD – INDIGENOUS PERSPECTIVES

- Desire for housing on the Island to increase access to traditional lands
- Opportunities for partnership and economic development
- Need to protect harvesting areas, as per Douglas Treaty
- Cultural Safety and Anti-Racism work needs to be done
- Prioritize Indigenous people for affordable units when selecting residents
- Be accountable to promises
- Indigenous representation in planning and design

RESULTS

- Updated vision statement, guiding principals and goals for the Integrated Housing Strategy
- Identified core types of actions to manage the Long List development
- Will use these as the 'evaluation' metric for the ideas shared and narrow down the Long List.

VISION STATEMENT

Together, we are building a Salt Spring Island where people care for the land and for one another, coming together to take practical action so that **everyone who calls this island home can afford to live here, now and into the future.**

GUIDING PRINCIPALS

- **We live in partnership with the environment.** Salt Spring Island maintains its priority of protecting the environment through informed, data driven decision making on where to development and eco-conscious design choices to reduce environmental impacts.
- **Our community has housing for diverse people, incomes, households, and lifestyles.** There is diverse housing available at multiple price-points. We develop solutions that allow people and families to remain on the island year-round, supporting economic vitality and workforce stability.
- **We work together.** Regulators, residents, infrastructure providers, landlords and builders have a shared sense of purpose, use the same data, and seek to create consistent, aligned approaches.
- **We take a community-wide approach** through the ongoing inclusion and engagement of civil society, stakeholders, vulnerable groups, and persons with lived experience of housing need, as well as those with lived experience of homelessness and persons who reflect the diversity of the Salt Spring community.
- **We prioritize action.** We encourage flexible, creative, and pragmatic solutions rather than waiting for perfect alignment. Focus on achievable projects first, piloting initiatives to demonstrate success

TYPES OF ACTIONS

DATA AND INFORMATION

- Collect and share data and information (environmental, development processes, compliance and regulations, residential tenancy act) to support homeowners, renters, residents, landowners, developers and regulators make informed decisions and deliver housing more easily.

INCENTIVISING APPROPRIATE NEW DEVELOPMENT

- Incentivise and prioritize affordable units for middle and low-income households.

COLLABORATION

- Increase inter-agency coordination through collaborative agreements and processes.

FACILITATING OPTIMIZATION OF CURRENT HOUSING STOCK

- Increase supply through the optimization of current housing stock, creating a pathway to compliance for informal housing, and building new units.

PLANNING FOR GANGES AS A COMPLETE COMMUNITY

- Densify Ganges through low-impact and character conforming development.

GOALS

- Our economy and our housing meet each others needs.
- Focus development in Ganges.
- Residents new and old can find appropriate housing they can afford, year-round.
- Housing development reflects the character and values of SSI.
- People are provided with the tools and supports they need to be part of solutions.
- Development is planned based on data.
- Solutions are actionable.

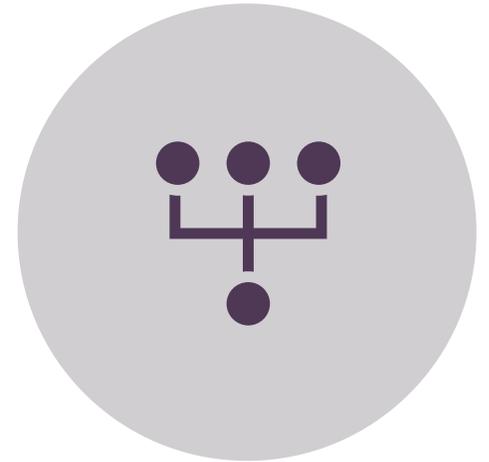
Next steps



Refine the Long List of potential solutions in the form of recommendations for action



Validate the long list through one more round of targeted engagement with the LCC, Regulators, and Infrastructure providers involved in actioning the plan



Identify ownership, timelines, and priority levels for the chosen actions

THANK YOU!

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