



Notice of Meeting and Meeting Agenda Salt Spring Island Local Community Commission

Thursday, April 9, 2026

5:00 PM

SIMS Boardroom
124 Rainbow Road
Salt Spring Island BC

[MS Teams Meeting Link](#)

E. Rook (Chair), G. Holman (Vice Chair), G. Baker, B. Corno, B. Webster

The Capital Regional District strives to be a place where inclusion is paramount and all people are treated with dignity. We pledge to make our meetings a place where all feel welcome and respected.

1. Territorial Acknowledgement

2. Approval of Agenda

3. Adoption of Minutes

3.1. [26-0415](#) Minutes of March 12, 2026 Salt Spring Island Local Community Commission

Recommendation: That the minutes of the March 12, 2026 meeting be adopted as circulated.

Attachments: [Minutes: March 12, 2026](#)

4. Chair, Director, and Commissioner Reports

5. Senior Manager Report

6. Presentations/Delegations

Delegations will have the option to participate electronically. Please complete the online application for "Addressing the Salt Spring Island Local Community Commission" on our website and staff will respond with details. Requests must be received no later than 4:30 p.m. two calendar days prior to the meeting.

Alternatively, you may email your comments on an agenda item to the Salt Spring Island Local Community Commission (LCC) at saltspring@crd.bc.ca.

6.1. Presentations

6.1.1. [26-0416](#) Presentation: Joan Wandolo, Regional Housing Re: CRD Rural Housing Programs

6.1.2. [26-0417](#) Presentation: Adam Evanik & Joyce Budnyk, Housing Now Re: Housing Now Update

6.1.3. [26-0418](#) Presentation: Julian Clark & Brett Webb, Lady Minto Foundation Re: Heartwood Housing Project

Attachments: [Presentation: Heartwood House](#)

6.1.4. [26-0419](#) Presentation: Tamara Speiran & Lee Fox, Lookout Society Re: Lookout Society Housing Support on Salt Spring

6.1.5. [26-0423](#) Presentation: Janis Gauthier, Harry Barnes & Linda Adams, Gulf Islands Seniors Residence Association Re: Kings Lane Housing Project

Attachments: [Background: Kings Lane Design Rendering](#)

6.1.6. [26-0435](#) Presentation: Alicia Herbet, IWAV Re: Norton Road Project

6.2. Delegations

6.2.1. [26-0436](#) Delegation: Jenny McClean; SSI Resident; Re: Agenda Item 6.1.5. Presentation: Janis Gauthier, Harry Barnes & Linda Adams, Gulf Islands Seniors Residence Association Re: Kings Lane Housing Project

Attachments: [Delegation Request: Jenny McClean, Apr. 7, 2026](#)

7. Commission Business

8. Notice(s) of Motion

9. Adjournment

Next Meeting:

-Thursday, April 16, 2026 at 9:00AM in the Salt Spring Island Multi Space (SIMS) Boardroom, 124 Rainbow Road, Salt Spring Island, BC V8K 2V5

Meeting Minutes - Draft

Salt Spring Island Local Community Commission

Thursday, March 12, 2026

5:00 PM

SIMS Boardroom
124 Rainbow Road
Salt Spring Island BC

PRESENT:

COMMISSIONERS: G. Holman (Director), B. Corno, B. Webster, G. Baker (EP), E.Rook

STAFF: S. Henderson, General Manager, Electoral Area Services (EP); D. Ovington, Senior Manager, SSI Administration, SSI Parks and Recreation; J.Starke, Senior Manager SGI Administration (EP); L Taylor, Receptionist, (Recorder)

GUEST: Cherie Geauvreau, Wagon Wheel Housing Society; Isha Matous-Gibbs, Urban Matters (EP)

Electronic Participant - EP

The meeting was called to order at 05:14 pm.

1. Territorial Acknowledgement

Commissioner Rook provided a Territorial Acknowledgement.

2. Approval of Agenda

MOVED by Commissioner Webster, **SECONDED** by Director Holman,
That the agenda for the March 12, 2026, meeting of the Local Community
Commission be approved as presented.
CARRIED

3. Adoption of Minutes

3.1. Minutes of February 12, 2026 Salt Spring Island Local Community
Commission

MOVED by Director Holman, **SECONDED** by Commissioner Webster

That the minutes of the February 12, 2026, meeting be adopted as amended with the following amendments:

– Replaced the word "MOVED by Director Holman, SECONDED by Commissioner Corno," with the words "MOVED by Commissioner Webster, SECONDED by Director Holman," before the words "That the Salt Spring..." for the motion arising regarding feedback on existing development potential in the draft Islands Trust Policy.

– Replace the words "there by" with the word "thereby" after the words "... rural areas of the Islands," and before the words "enabling the redirection..." for the motion arising

– Replace the words "agricultural land reserve" with the words "Agricultural Land Reserve" after the words "Lands within the ..." and before the words "and other agricultural..." for the motion arising

– Replace the word "ministry" with the word "Ministry" after the words "...defined by the BC" and before the words "of Agriculture for..." for the motion arising

– Replace the word "waster" with the word "Waste" after the words "...achieve policy goals." and before the words "water, roads, recreation..."

– Replace the words "there by" with the word "thereby" after the words "... rural areas of the Islands," and before the words "enabling the redirection..." for the main motion

– Replace the words "agricultural land reserve" with the words "Agricultural Land Reserve" after the words "Lands within the ..." and before the words "and other agricultural..." for the main motion

– Replace the word "ministry" with the word "Ministry" after the words "...defined by the BC" and before the words "of Agriculture for..." for the main motion

CARRIED

4. Chair, Director, and Commissioner Reports

Commissioner Rook spoke of the following items:

- Southern Gulf Island Forum March meeting
- Harbour Management Workshop

Commissioner Webster spoke of the upcoming general election and the progress this term.

Director Holman spoke of the following items:

- CRD Board approval of final budget
- Regional Transportation Services
- Parks and Salish Trail capital plan budget
- Hospital District budget
- IWAV event at Art Spring
- Provincial Budget - Affordable housing programs

5. Senior Manager Report

D.Ovington acknowledged Louisa Taylor for her service and supporting the LCC as minute taker.

S.Henderson acknowledged Dan Ovington's Long Service Award after 30 years of service to the CRD.

6. Presentations/Delegations

6.1. Presentations

6.1.1. Presentation: Cherie Geauvreau, Wagon Wheel Housing Society Re: SSI The Laundromat and Soap Exchange operation

C. Geauvreau spoke regarding SSI Laundromat and Soap Exchange operation.

6.2.1. Presentation: Isha Matous-Gibbs, Urban Matters Re: Integrated Housing Strategy, What We Heard Report from Engagement

I.Matous-Gibbs spoke regarding Integrated Housing Strategy Engagement responses.

6.2. Delegations

There were no delegations.

7. Commission Business

7.1. Accessibility Reviews for three Salt Spring Island Recreation Facilities

**MOVED by Commissioner Webster, SECONDED by Director Holman,
That the LCC request that staff apply for a SPARC BC local community
accessibility grant to fund priority recommendations from accessibility review
reports for the Rainbow Recreation Center, Salt Spring Island Multiuse Space
(SIMS) and Portlock park.
CARRIED**

7.2. Roof Replacement Project - Former Phoenix Elementary School

This report was received for information.

A discussion ensued regarding funding for capital infrastructure on leased properties.

8. Notice(s) of Motion

**MOVED by Commissioner Webster, SECONDED by Director Holman,
That the following agenda items 8.1. 8.2., 8.3. 8.4. be postpone to the next Salt
Spring Island Local Community Commission meeting.
CARRIED**

8.5. Motion of Notice: Crosswalk Visibility Fulford-Ganges (B.Corno)

Commissioner Corno proposed the following Notice of Motion for consideration at a future meeting:

“That the Local Community Commission directs staff to contact MOTT to implement changes to make the new crosswalk at the intersection of Fulford Ganges Rd and Seaview Avenue more visible at all times of the day, and to prevent cars from parking in front of the crosswalk on the west side of Fulford Ganges, for cars travelling south out of Ganges.”

9. Adjournment

MOVED by Director Holman, **SECONDED** by Commissioner Corno,
That the Local Community Commission adjourns the meeting at 6:58pm.
CARRIED

CHAIR

SENIOR MANAGER



Heartwood House

A new model of housing for healthcare workers on Salt Spring Island



What is Heartwood?

- ▶ Once a dilapidated 28 room motel, Heartwood House is now a newly renovated 18-unit apartment complex that provides affordable housing to healthcare workers on Salt Spring Island.
- ▶ Consists of five studios, six 1-bedroom plus den, one accessible 1-bedroom, five 2-bedrooms and a 3-bedroom apartment

Heartwood so far!

- ▶ Since opening our doors to tenants in January of 2026, we have 15 of the 18 units occupied or committed to healthcare staff.
- ▶ Our tenants are from a variety of provincially funded facilities, including Island Health, Greenwoods and Heritage Place. They work in all positions - doctors, nurses, health care aids, medical students, peer support workers, cooks and other support staff.
- ▶ 6 existing staff, 8 new staff plus 3 units reserved for travelling staff, that will hold up to 5 temporary staff at any given time.
- ▶ Tenants are selected by a committee
- ▶ Intended for new and vulnerably housed staff.
- ▶ Residents can live at Heartwood for up to 3-years - allowing them to integrate into the community and hopefully finding their forever home.
- ▶ Rent is capped at market rate or 30% of gross family income, making it affordable for all.
- ▶ We have energy efficient heat pumps, 4 EV charging stalls, on-site laundry, high speed energy and waste removal services. Community garden to come!

Financial Considerations



The project cost approximately \$11 million. Over \$7 million was contributed by our local community for this project. Mostly from private donors. Which is what made this project possible.



We have received an additional 5-year grant of \$300,000 from the Salt Spring Island Foundation to help cover the mortgage.



We predict that the rental revenues will cover the operating costs and debt servicing (\$4 million mortgage) but keeping the project on financial track is imperative for long term success and to enable us to continue offering subsidies.



But what about the opportunity cost of this project - \$7 million dollars invested in the market at 5% could generate income for substantial subsidies, but this does not create new housing options.




We all want affordable housing on Salt Spring - but who is going to fund these projects? How do we make them successful and ensure they are financially stable in the long-term?

Long Term Success...

How do we ensure this project has a long-term positive impact on Salt Spring?



We want to help match tenants with their perfect long-term home before their 3-year term at Heartwood is up.



For this to work, we need to get Islanders to put their available suites on the market. Creating more long-term housing for the working staff.



How can you help?



Thank you!!



From: Capital Regional District <noreply@crd.bc.ca>

Sent: Tuesday, April 07, 2026 10:21 PM

To: Legserv <Legserv@crd.bc.ca>

Subject: New Submission from Addressing the CRD Board & Committees webform - Submission #115 SID #53395

Submitted on Tue, 04/07/2026 - 10:21pm

Submitted by: Anonymous

Submitted values are:

Name

Jenny McClean

Telephone

[REDACTED]

Email address

[REDACTED]

Street Address (optional)

[REDACTED]

Municipality/Electoral Area in which you reside

[Salt Spring Island](#)

I wish to address

[Salt Spring Island Local Community Commission](#)

Meeting Date

2026-04-09

Agenda Item

GISRA presentation

My reason(s) for appearing (is/are) and the substance of my presentation is as follows:

I have a presentation prepared on affordable housing agreements.

I will attend the meeting

In person

I will have a PowerPoint or video presentation and will submit it at least 24 hours in advance of the meeting.

No

I understand

Yes