

Table Comparing Robin and Bryan's policy proposals

Robin - realistic, informed	Bryan - unrealistic, uninformed	Comments
Answers given to Transition Salt Spring Questions as posted to the TSS website October 6, 2026		
HOUSING		
"I would use site-specific rezonings and housing agreements to secure permanent affordability, especially favouring resident-controlled co-ops and non-profit models of affordable housing in Ganges, including artist live/work housing inspired by Vancouver's Core Artists Co-op. Employer-supported affordable housing models used in Whistler and Banff, where local businesses help address workforce housing needs, might also work, while remaining within water, infrastructure, climate and ecological limits."	"Our rules say 'yes' to the wrong housing and 'no' to the right housing: a large seasonal home proceeds as a right, while non-profit projects face costly, uncertain processes and unfair opposition. As trustee I will propose: - Pre-zoning serviced land in Ganges for affordable and rental housing through the OCP/LUB update, so proponents are clear on the process and aren't starting from scratch. Exploring expansion of secondary suites throughout Ganges, with allowance for one serviced unattached cottage. Homes for islanders, not visitors."	Bryan wrongly accuses the LTC of saying "no" when it has done everything possible to speed affordable housing projects. There has been no opposition to any affordable housing project. He proposes market-based housing without price limits. "Pre-zoning in Ganges" would increase property values, making them too expensive for non-profits and give owners the right to build expensive housing. There is no way to ensure suites will go to island workers or even current islanders. Robin correctly points to non-profits, site specific rezoning - zoning given in return for housing agreements for affordability, the proven model for success in BC.
HOUSING DENSITY		
"I support directing most new residential zoning capacity to Ganges and, where water, infrastructure and ecological capacity allow, Fulford and Vesuvius. This doesn't eliminate existing build-out rights on approximately 1,600 vacant lots. Site-specific rezonings and density transfers could support village projects, reducing build-out in rural areas. "	"Make our village-focused growth policy real: allow an added serviced dwelling on suitable village lots, and permit apartments above shops without rezoning in Ganges. Keep village growth out of Ganges sea-level-rise risk areas. - Redirect subdivision to the LTC instead of to the Province, and requiring lot by lot rezoning. -Better use density transfers to shift rural density into villages, and downzoning high-risk or ecologically critical land. -Allow additional storeys as was done for the Drake Road housing project to take up less land. -Conserve more natural areas by requiring residential structures to be located closer to the road, allowing easier access to first responders. Curtailing development outside of serviced areas makes it easier to protect our forests."	Bryan demonstrates ignorance of a basic principle of planning law when he proposes changes in use without rezoning. Rezoning allows Trustees to require public benefits, such as housing agreements, and to ensure that future uses of the property meet the objectives of the OCP. He is also unaware that apartments are already allowed over shops in suitable 2 storey buildings in Ganges. He then proposes, correctly, "lot by lot" rezoning, contradicting his previous point. In other answers he suggests more sweeping rezoning in Ganges. Drake Rd got additional storeys on their affordable housing project because the Province can over-ride local restrictions. Robin and Bryan both suggest "reducing" or "curtailing" development in rural areas. Robin refers to "new residential zoning" which can be done. Bryan uses the word "downzoning". The government cannot take away development rights without paying compensation. Removing or reducing subdivision potential of a few large lots would cause HUGE opposition from old island families depending on this for their retirement, etc. distracting the LTC from more useful endeavours.

Table Comparing Robin and Bryan's policy proposals

Robin - realistic, informed	Bryan - unrealistic, uninformed	Comments
Answers given to Transition Salt Spring Questions as posted to the TSS website October 6, 2026		
SMALLER HOME FORMS		
"I support cottages, garden suites, tiny homes, home-sharing and co-housing as year-round housing in serviced villages and on already-disturbed footprints where water, wastewater, wildfire safety and ecological capacity allow—not blanket up-zoning of every rural parcel."	As trustee I will propose: Permitting garden suites, cottages and code-compliant tiny homes or manufactured homes as long-term residential uses in serviced areas , and with proven water supply. Gabriola's work shows a path for Salt Spring. -Year-round rental housing only through housing agreements with the owner.	The critical difference here is that Bryan uses the term “serviced areas” while Robin says “serviced villages”. Bryan is proposing suites and cottages over the entire service area of North Salt Spring Waterworks, including most of the north island. Scarce water should be protected for real affordable housing in villages. Note: Almost 2,000 properties are already zoned for full-time occupancy of suites or cottages.