



Strathcona Regional District

ELECTORAL AREAS HOUSING NEEDS REPORT

APPENDIX B: REGIONAL COMMUNITY ENGAGEMENT SUMMARY REPORT



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ABOUT THIS REPORT

The Strathcona Regional District Engagement Summary Report summarizes what we heard from February to April 2022 as part of the Regional Housing Needs Report planning process. The following is a summary of the engagement opportunities and key findings that were gathered through multiple engagement activities including: key informant interviews, a community survey, and community mailer. The findings are presented for each engagement type and are broken down into local and regional themes where applicable.

ENGAGEMENT OBJECTIVES

Community engagement was a key component of the Strathcona Regional District (SRD) Electoral Area Housing Needs Report process. Beginning in February 2022 and ending with the close of the community survey in April, M'akola Development Services and staff from the SRD conducted a variety of engagement events, key informant interviews, and online and paper surveys. Objectives for the engagement process included:

SRD HOUSING NEEDS REPORT ENGAGEMENT OBJECTIVES

1. Acquire information that will help in meeting the requirements of the Local Government Act for a housing needs assessment.

In smaller or rural communities, Census Canada data can be unreliable and may not paint an accurate picture of housing need. Additionally, for many data points included in this study, the most recent available data is from 2016 and may be out of date in communities that have experienced market fluctuations or substantial shifts in employment or population. Engagement captures up-to-date data that informs findings and helps researchers determine the accuracy of external data sources.

2. Help confirm the acknowledged demographic and resident population groups that have been identified as facing significant housing challenges and identify any gaps in the existing knowledge base.

Quantitative data can be very effective at showing housing need, but often qualitative data like quotes or stories can have a greater impact with community members and decision makers. Additional data captured through the engagement process will supplement quantitative findings and give the Regional District information about the people affected by housing, rather than just numbers.

3. Promote Equity Through the Engagement Process

Planning processes that incorporate equity and inclusion have been shown to promote health, well-being, and community connectedness, regardless of the outcome or findings of the study. When people are asked to participate in a planning process, they are more likely to feel a sense of ownership over decisions that are made and are more likely to support recommendations or priorities set by decision makers.

4. Gather ideas around best practices and unique solutions to address current and predicted areas of housing need.

Community engagement helps the researchers meet members of the community and observe the different housing processes at work. This informs recommendations that leverage community assets rather than focus on deficits.

Each engagement event and process were designed to contribute to these objectives and capture meaningful data from community members across the housing spectrum.

ENGAGEMENT OPPORTUNITIES

KEY INFORMANT INTERVIEWS

Key informant interviews targeted service providers, non-profit organizations, key employers, and community leaders who work primarily with community members who are struggling to find affordable, supportive, and stable housing. Though time and resource intensive, key informant interviews provide different information and context than community surveys, demographics, and housing data. They capture information about harder-to-reach populations and provide an opportunity for informants to give descriptive answers to questions, often sharing stories or personal experiences. Interviews lasted between 30 minutes and an hour depending on the interview subject. In consultation with planning staff from the Regional District, the consulting team selected key informants based on following criteria:

- 1) Informants had to be geographically relevant and diverse. Interviewees had to live or work within the study area. Some collectively represented all areas and communities within the Regional District, others represented only one area. Because fewer services and industries are located in the electoral areas, many interviewees provided information from a regional perspective. However, due to the size and interconnected nature of the Regional District, much of the information was able to be extrapolated for the electoral areas.
- 2) Informants should have knowledge of the housing sector or knowledge of the experiences of specific demographic groups navigating the housing sector.
- 3) Informants should be service providers, employers, or community leaders who primarily work within the community development, social services, education, health, tourism, or economic development.
- 4) Informants should understand or work with market housing and local government bylaws that regulate development.

See the next section for a list of participants and Appendix A for an interview script and questions.

HOUSING SURVEY

The SRD Housing Survey was designed to fill quantitative data gaps and capture housing experiences from as many as possible throughout the region. The survey opened on March 1st, 2022 and was available through the SRD website for approximately eight weeks, closing on April 25th. The consulting team, with significant support from Regional District communications staff, utilized existing local distribution channels, such as social media pages and community newsletters. Promotional material was made available to interview participants who were asked to share broadly with their networks. The SRD also produced a media release which was available to local media outlets.

March 11th, 2022

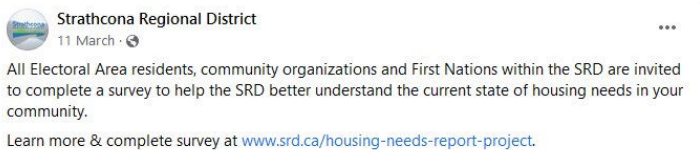
SRD Housing Needs Assessment Project Launch

The SRD is inviting all Electoral Area residents, community organizations and First Nations to complete a survey to help us better understand housing in the Regional District.

Press Release for the Project Launch available through the SRD's website.

In addition to the media release, the survey was advertised on the SRD's Facebook Page on March 11th and March 31st 2022. Both posts were liked and shared multiple times by community members. In late March, the project team reviewed survey responses and noted that Electoral Areas B and C accounted for almost all surveys received. In response, the team worked with staff at the SRD to send a mailer advertising the survey to every address in Electoral Areas A and D. The mailer included a link to the full online survey as well as a modified short survey that could be returned by mail or dropped off at the Regional District office. The mailer led to a significant increase in responses from Area D and a slight increase from Area A.

See Appendices B, C, and D for the full online and paper surveys, and short survey mailer.



Survey advertisement that appeared on the SRD Facebook Page on March 11th 2022.

HOUSING NEEDS ASSESSMENT SURVEY

- Help SRD better understand the current state of housing needs in your community.
- Survey responses are confidential.
- All respondents will be eligible to win one of two \$100 gift cards!

COMPLETE SURVEY ONLINE AT
WWW.SRD.CA/HOUSING-NEEDS-REPORT-PROJECT

4

7 shares

 **Strathcona Regional District**
31 March · 🌐

We want to hear from you! Please share the current state of housing needs in your community with the SRD by completing the survey at www.srd.ca/housing-needs-report-project.

All Electoral Area residents, community organizations & First Nations within the SRD are invited to take part. Survey responses are confidential & all entries will be eligible to win one of two \$100 Gift Cards!



WE WANT TO HEAR FROM YOU

Strathcona
REGIONAL DISTRICT

SRD HOUSING NEEDS SURVEY

The SRD is developing a Housing Needs Report to better understand current and future housing needs in your community.

By completing this survey, you are helping us build a more complete picture of the housing situation in your area.

ALL RESPONDENTS WILL BE ELIGIBLE TO WIN ONE OF TWO \$100 GIFT CARDS!

Survey responses are completely confidential.

Please complete survey at srd.ca/housing-needs-report-project

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Survey advertisement that appeared on the SRD Facebook Page on March 31st 2022.

WHAT WE HEARD

KEY INFORMANT INTERVIEWS

Thirteen key gathering interviews were conducted from February through April 2022 with key representatives from regional organizations, elected representatives from the SRD, local housing service providers, and housing industry experts.

Date	Location	# of Engagements (approx.)
February through April 2022	Videoconference and Phone	13

Technique	Position or Organization
Interview	Housing industry expert
Interview	Housing industry expert
Interview	Representative from regional organization / local housing service provider
Interview	Representative from regional organization / local housing service provider
Interview	Representative from regional organization
Interview	Elected representative
Interview	Elected representative
Interview	Elected representative
Interview	Elected representative
Interview	Representative from regional organization
Interview	Housing industry expert
Interview	Housing industry expert
Interview	Representative from regional organization / local housing service provider

Interviews were largely informal, conducted with partners who work regionally or in multiple study communities, and were designed to gauge the general sense of housing in the SRD, rather than determine specific needs or demands. Answers to the questionnaire and interview responses informed engagement design and highlighted important issues the project team could expect to come up in conversations with community members.

Rather than solely focusing on rural communities, the project team also included regional stakeholders, involved staff from municipalities, and catalogued some of the housing issues that may be less present in rural areas, but are important Regional factors. Any direct quotes included in this document appear as they were transcribed by project team members with only minor edits for clarity. Unless otherwise indicated, any emphasis was added by the interview subject.

KEY THEMES

1) Seniors' Housing

While a lack of housing for all users was described as an issue, stakeholders of each electoral area highlighted an aging population and housing pressures associated with changing demographics as a key concern to be catalogued in the study. Throughout the rural areas in the SRD, there is a growing percentage of seniors whose needs for specific housing and supports are increasing. There is an extreme need for more seniors-oriented single storey housing with smaller, more manageable lots and floor space as well as supportive elements. Many seniors currently live on larger acreages and are looking for an option to downsize. Recent success building non-profit housing for seniors has been celebrated, but already there are long waitlists for units.

Some stakeholders emphasized that in the absence of new, appropriate stock, the Regional District could support more effective use of existing infrastructure and allow more, small developments to be built quickly. Existing homes could be more effectively used for seniors housing if there is a multi-generational approach whereby families occupy the main house and older relatives occupy an accessory dwelling. This was viewed as a simpler and more immediate solution than trying to build a duplex or small apartment given water and sewer restrictions.

“Higher percentage of seniors and their needs are getting more acute. We are going to need more support services.”

“A lot of those people were born here and will need smaller places to live. We finally got the seniors housing residence with over 1M in donations from Quadra islanders had the property donated. It’s amazing, but there will be more needed.”

“Already filled the 16 spots and another 30-40 on the waitlist. Many of the units are supportive or semi-supportive.”

“Lots of Seniors on acreages and looking to move. We 156 people on the waitlist for the 24 units!”

2) Unaffordable Housing

The cost of both renting and owning are increasing in most areas of the SRD, including the electoral areas. In addition to market inflation, informants indicated a lack of housing supply as a key challenge. Many interviewees believed that housing would not be as large an issue if there were more homes available of all types for renting and owning.

Interviewees remarked that while the electoral areas may not have the same challenges with visible homelessness as Campbell River, there is still a housing crisis. The average cost of housing has increased and availability has decreased. There are long waitlists for the little affordable, supportive, and semi-supportive housing that does exist and younger people and seasonal workers are often resorting to unsafe housing options.

Many suggested that increased housing costs are partially due to an influx of residents moving from urban areas. In the last five years, and especially since COVID, many longtime residents have sold their large properties to people moving from urban areas. These new residents may be seeking a quieter rural lifestyle, shifting to remote work, and are typically selling a valuable urban property. Locals with a lower purchasing power are unable to compete for limited homes.

The number of long-term rentals in the secondary market is also decreasing, driving up costs. Interviewees remarked that secondary suites are less common and long-term rentals are rare. Many properties that have a secondary unit are being lost to short-term rental use.

“COVID has driven an influx of buyers who are selling their homes in urban areas and wanting to by in a rural area. As a result, the market is so competitive that people are moving from urban areas and buying properties sometimes sight unseen.”

“Local buyers can't even enter the market due to lack of availability and affordability. Renters are experiencing a lot of renovictions.”

“There is an influx of retirees coming in from more urban areas. This is creating problems with the workforce.”

“Families and young households are the ones who can't afford housing, but they are the ones who keep the community going.”

“Quadra Island went up as much 100% in assessed values – that's going to kill people come tax time in June.”

“We've got two major developments on Quadra that are technically providing affordable lots, but the lowest priced lot will be \$350,000. And that's bare land – no services. Minimum cost for services is at least another \$50,000.”

3) **Age of Housing Stock**

Several interviewees commented on the age of homes in the electoral areas. Many were built between 1960 and 1990 and now require major upgrades each year. While some residents have the means in which to pay for these necessary upgrades, many do not and are struggling to maintain their homes.

“Homes are getting older – most built in 60s through 90s and so this requires major upgrades each year.”

“Homes are big, old, and tough to keep up!”

4) **Alternative Housing Types Needed, Especially Non-Market Options**

The business case for affordable housing is becoming increasingly difficult to make. Cost of lumber, availability of tradespeople, and new quality control mechanisms for affordable housing mean that affordable units are more expensive to build, more challenging to construct, and rely on larger subsidies and increased funding. Senior funders rarely place affordable units in rural communities, and when they do, it is even more rare to see new units outside of rural municipalities. Increased support from senior government is critical for meeting the immediate shortfall of affordable housing in the SRD.

More housing stock is needed, interviewees said, and the SRD and its partners need to get creative. Elected officials in some electoral areas reported receiving calls each week from people wanting to know where they can pitch a tent, tiny house, van, or trailer.

Interviewees expressed an interest in other smaller dwellings including tiny homes and accessory dwellings to help address the lack of housing for seasonal workers, singles, and seniors. Overall, interviewees would like to see more mobile home parks, use of backyard cabins and secondary suites as long-term rentals or for seasonal workers, and possibly more co-op housing.

“Many people are posting ads asking, “do you have a space on your property where we can park a trailer?” It’s illegal, but people are doing it. And enforcement is only complaint-based.”

5) **Water and Septic, and other Rural Development Challenges**

Stakeholders with knowledge of development conditions commented on the difficulty of building new, affordable units in the electoral areas. Smaller, rural communities deal with issues including competition for funding, and cost of and access to utilities. Development is especially costly on the Islands, due to the cost of transporting material and labour.

As well, much of the land within the electoral areas is either on Agricultural Land Reserve (ALR) or Tree Farm License (TFL) land, restricting density due to subdivision restrictions and water, septic, and power capacity limitations. The alternative to density on existing lots is to build outward, but often there is no room to do so. Some neighbouring communities, such as the Village of Sayward, have more room for expansion and therefore have some housing projects in development.

One interviewee provided the example of a multi-family development proposed in Area C which gathered overwhelming support from the community. Two years into the project, it was paused as Island Health said it could not allow the densification due to water concerns. Although a water study was completed as requested, water capacity concerns remain, and the project is still paused. Supporters and project champions are giving up. Water, septic, and other services challenges are a key impediment to development in areas where densification is largely supported.

“Water a huge challenge. Same with septic and power – sometimes have to go underground in their case this is so. No municipal system to plug into so need to do it yourself as a property and way more expensive.”

“We finally got everything approved and we hit the VIHA wall.”

“Density can be challenging due to water and sewer.”

6) **Seasonal Worker Housing Concerns**

Interviewees highlighted the need for more housing for seasonal workers. A significant portion of the once-available rental housing, which is ideal for seasonal workers and younger people, has been lost to the short-term rental (STR) market. Additionally, entire homes that used to be rented out to seasonal workers are also being used as vacation rentals.

“Lots of secondary rental market housing has been lost (people keeping for their own family members and Airbnb) which impacts seasonal workers.”

“We’re seeing lots more Airbnbs that used to be used by recreational owners and rented to seasonal workers.”

7) **Emergence of Short-Term Rentals and Recreational Properties**

Recreational properties (RPs) and short-term rentals (STRs) on Quadra and Cortes Islands were identified as an emerging trend that exacerbates challenges around affordability and availability. Some parts of rural SRD nearly double in population over the summer due to tourists and, to a lesser extent, seasonal workers. The rise in RPs and STRs have a significant impact on the local housing market as shorter-term occupancies drive up the cost of rental and ownership, posing challenges for lower and middle-income earners. RPs and STRs also remove housing options for locals who live in the area year-round.

It is difficult to regulate short-term rentals because, while they threaten housing security for locals, they also significantly contribute to people's incomes. Unfortunately, many of the owners of these STRs and RPs do not live in the SRD and therefore spend their revenue elsewhere instead of investing it into the local SRD economy. Interviewees said that most people will only purchase a home if they can legally use it fully or partially as an STR. Recreational properties also cause issues as they are usually only occupied by a family or a couple for the summer months and may sit empty for the remaining months or rented out as an STR which, again, drives up the cost of rentals and ownership in the area and removing housing options for locals.

Given that almost every property is permitted a house and cabin, there is an incentive for owners to have a cabin to rent out as an STR. Interviewees remarked that a policy is needed whereby someone must live on site year-round if they have a short-term rental on the property.

“Short-term rentals have taken basically ALL of the long-term rental housing off the market. They used to be \$700 or \$500 a month rentals, and now they are \$250/night vacations.”

“Short-term rentals have absolutely eliminated the prospect of affordable housing for families that want to live here and have also eliminated housing options for older folks who just want smaller units.”

HOUSING SURVEY

Date	Location	# of Engagements
March to April 2022	Online via SRD Website Paper Copies at SRD Offices and by Request Mailed to Addresses in Electoral Areas A and D	431

The community survey received **431 responses** from individuals and households throughout the Strathcona Regional District. The survey was administered online through the Alchemer platform, and data from residents was collected anonymously and stored on Canadian servers, in complete compliance with Provincial and Federal privacy legislation. Available online beginning in March, responses were received throughout March and April of 2022 when the survey was available through the project webpage. Paper versions of the survey were available for download and at the SRD offices in Campbell River. By request, paper surveys were mailed to additional respondents. SRD Staff and the project team promoted the survey through the survey through social media, Elected Representatives, and community partner networks.

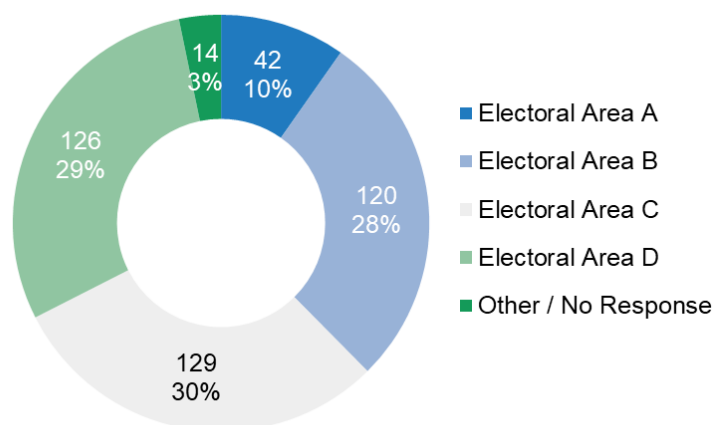
In late March, SRD staff and the project team reviewed response rates and elected to send a survey informational one-pager to the Electoral Areas A and D, the two areas with the lowest response rates. The one-pager included a link to the full survey and an alternate “short survey” that could be completed and returned to the SRD. This section includes analysis from both surveys.

It is important to note when reviewing the following survey results that in some cases, respondents were asked to select multiple responses, or were able to skip questions. Reported percentages have also been rounded. For these reasons, total response percentages may not always be equal to one hundred percent. Any direct quotes included in this document appear as they were entered in the survey with only minor edits for clarity. Unless otherwise indicated, any emphasis was added by the respondent.

RESPONSE NUMBER AND LOCATIONS

The survey received a total of 431 complete and partial responses. Most respondents (379) completed the entire survey and 52 respondents completed only some questions.

Figure 1: Number of Respondents



The survey received responses from every Electoral Area, with the largest proportion received from residents of the Electoral Area C (30% or 129 responses), followed by Electoral Area D (29% or 126 responses), and Electoral Area B (28% or 120 responses). Only 10% or 42 responses were received from Electoral Area A.

Fourteen respondents (3%) either did not indicate a home community or indicated they lived in an additional community outside of the Electoral Areas. The majority of these respondents were from Campbell River but indicated they had recently moved or had seasonal properties. Other respondents were temporarily in Vancouver for work or school.

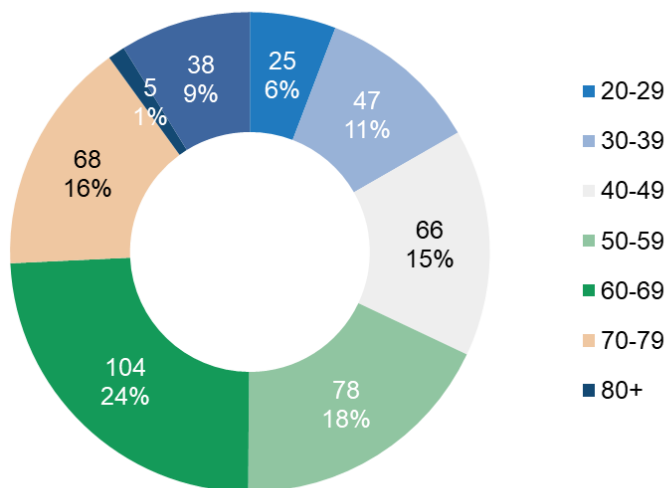
RESPONDENT DEMOGRAPHY

Do you identify as First Nations, Inuit or Métis? About 12% (or 45 respondents) indicated that they identified as First Nations, Inuit or Métis. Of those who were comfortable sharing more, most indicated they were Métis (9), or identified as a member of We Wai Kai, Homalco, Nuuchahnulth, Gitksan, Haida, Nisga'a Nation, Cree, and Ojibwa. Many additional respondents indicated that they were not Indigenous but shared a household with partners and children who were.

To what age group do you belong? As with most housing related surveys, respondents tend to skew older than the overall populations. This is because most young children, school-aged children, and young adults are not household maintainers and are less likely to be concerned about housing issues. Only 17% of respondents were under the age of 40, while 33% were between 40 and 59 and nearly 60% were over 50 years of age. The largest respondent category was 60-69, representing 24% of respondents. The median age of respondents was about 55 years of age, slightly older than the 2021 median age of the combined Electoral Areas population, which was 53.4 years.

Residents of the SRD aged 65 and older made up approximately 29% of the Electoral Areas population in 2021 and accounted for about 30% of survey respondents indicating proportionately expected response rate amongst senior and non-senior residents. This is not necessarily relevant to findings but is a good indicator of data quality and of interest in housing across all age groups.

Figure 2: Age Distribution of Respondents



The median age of owner respondents was about 62 years while the median renter respondent was far younger, typically only about 45. Table 1 outlines the median age of respondents in each Electoral Area and the median age recorded in the 2021 Census.

Table 1: Median Age of Respondents by Electoral Area

Electoral Area	Median Age			
	Survey Respondents			In 2021 Census
	All	Owners	Renters	All
Electoral Area A	~ 50	~ 55	Not Available	52.8
Electoral Area B	~ 50	~ 60	~ 45	58.4
Electoral Area C	~ 60	~ 65	~ 45	52.8
Electoral Area D	~ 60	~ 65	~ 35	52.6

What is your approximate annual income (before tax)? Approximately 34% of survey respondents had an approximate annual income (before tax) of \$90,000 or more while 41% of respondents reported an annual income of less than \$50,000. The median annual income of respondents was about \$52,000, similar to Statistics Canada’s reported 2015 median income for the SRD Electoral Areas of \$58,661.

Renter respondents earned a median income of about \$40,000 per year while the median owner respondent earned closer to \$75,000 per year. In 2015, Statistics Canada reported that the median renter household earned \$38,335 and the median owner household earned \$64,229 in the SRD Electoral Areas.

Figure 3: Approximate Annual Household Income (Before Tax)

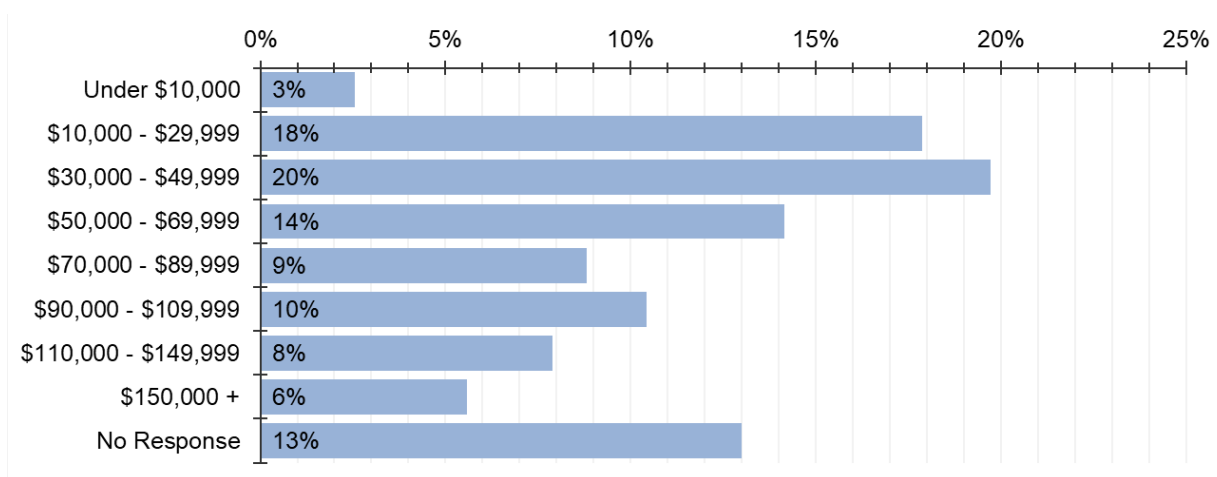


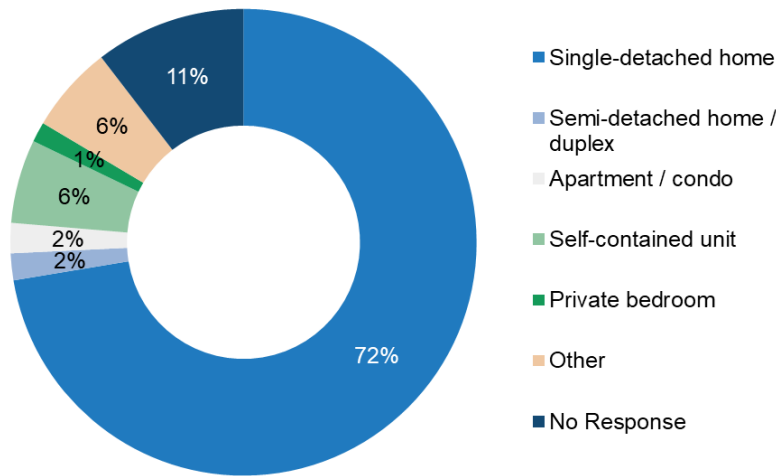
Table 2: Median Income of Respondents by Tenure and Electoral Area

Electoral Area	Reported Median Household Income		
	Of All Respondents	Of Owner Respondents	Of Renter Respondents
Electoral Area A	~ \$60,000	~ \$60,000	Not Available
Electoral Area B	~ \$40,000	~ \$50,000	~ \$20,000
Electoral Area C	~ \$50,000	~ \$60,000	~ \$40,000
Electoral Area D	~ \$80,000	~ \$80,000	~ \$40,000

RESPONDENT HOUSEHOLDS

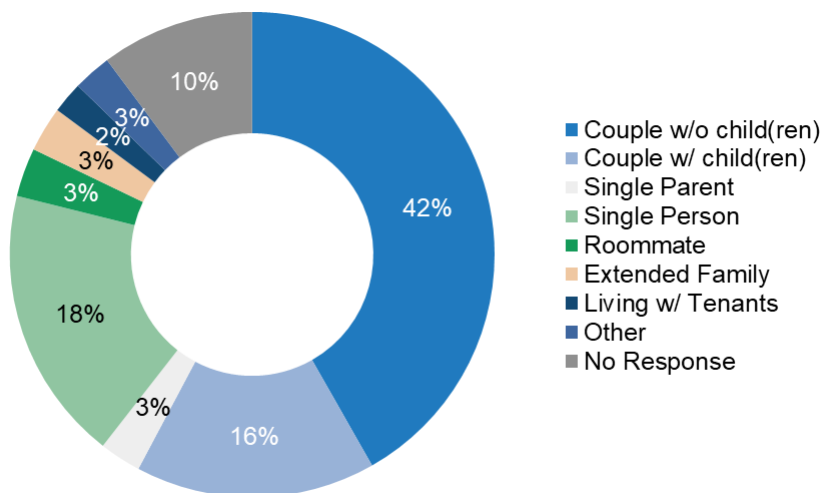
What type of housing do you live in? Most respondents (72%) indicated that they lived in a single-detached home. Six percent indicated that they lived in a self-contained suite that is part of a single-detached house/property (typically a basement suite, carriage house, secondary suite, etc.), 2% lived in apartment buildings or condos, 2% lived in a semi-detached home, and 1% lived in a private room with shared bathroom and kitchen spaces. Of the 26 or 6% of respondents who indicated “other” almost all were living in a camper, recreational vehicle, or converted/partially converted vehicle. Some were living in boats or camping in tents on raw land, and two respondents were actively couch-surfing. Almost all respondents who indicated other were residents of Electoral Areas B and C.

Figure 4: Respondent Housing Types



How would you describe your household? Most respondents (58%) indicated that they lived in a couple household. About 42% of respondents were couples without children and 16% were couples with children. About 18% of respondents said they lived on their own, 3% were single parents with children, 3% lived with roommates, 3% lived with extended family, and 2% lived with tenants. Of the 3% who responded “other”, most indicated they were living with children who had moved back home or sharing land or a campsite with others.

Figure 5: Respondent Household Types



Do you rent or own your housing? Most respondents (72%) indicated that they owned, while 18% indicated they rented. This differs from the proportions reported in the 2016 census which indicated that about 91% of households in the Electoral Areas were owners. Typically, the higher prevalence of renter respondents indicated that renters are more concerned about housing security and are therefore more likely to participate in housing research.

An additional 3% of respondents reported that they lived with family or friends and were being actively supported, paying reduced or no housing costs. If those who responded other, some owned their home but rented the land or paid pad or moorage fees. Others lived in an RV or tent that they owned and shared land, and many were working or contributing to a household in exchange for room and board.

Figure 6: Renter and Owner Respondents

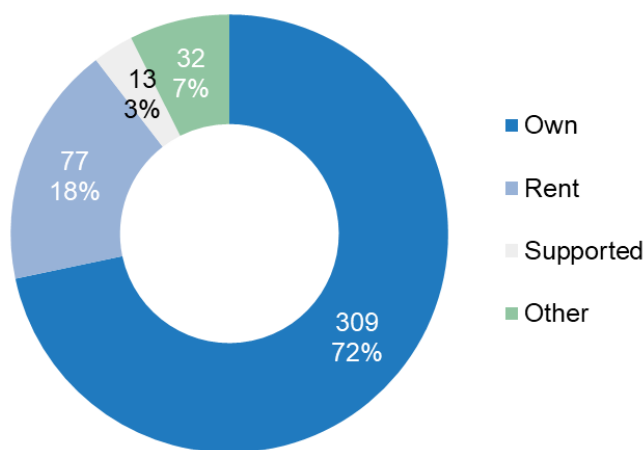


Table 3: Tenure Type by Electoral Area

Electoral Area	Owners %, (#)	Renters %, (#)	Supported %, (#)	Other %, (#)
Electoral Area A	86% (36)	7.1% (3)	0% (0)	7.1% (3)
Electoral Area B	55% (66)	24% (29)	6.7% (8)	14% (17)
Electoral Area C	69% (89)	23% (30)	1.6% (2)	6.2% (8)
Electoral Area D	87% (109)	10% (13)	1.6% (2)	1.6% (2)

Electoral Areas B and C had the highest percentage of non-owners, while areas A and D were very close to the overall Statistics Canada figures. This is likely due to the seasonal populations and tourism and hospitality workforces present in Areas B and C.

RENTERS

Approximately how much does your household spend each month on housing costs, including rent, mortgage payments, condominium fees, pad rental fees, etc.? Nearly half (45%) of renter respondents indicated that their housing costs were between \$750 and \$1,250 each month and 23% reported that their monthly expenditures were between \$250 and \$750. Another 12% indicated that they spent between \$1,250 and \$1,750 on housing costs and 11% spend more than \$1,750. Most respondents are likely spending around \$1,000 per month on rent.

Primary rental market data collected by the Canada Mortgage and Housing Corporation indicates that the median rent for Campbell River is around \$1,366 per month. This indicates that the Electoral Areas may be slightly less expensive than Campbell River or could reflect that rental options are typically fewer bedroom, lower quality, or potentially only land rather than a full home.

Figure 7: Reported Renter Housing Costs per Month

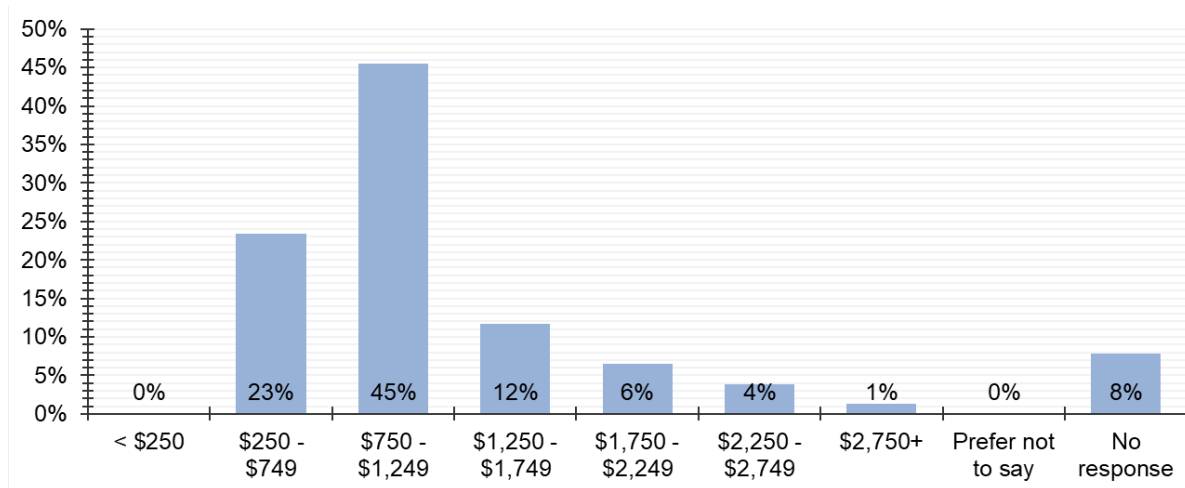


Table 4: Approximate Median Housing Cost for Renters by Electoral Area

Electoral Area	Reported Median Monthly Housing Cost, Renter Respondents
Electoral Area A	Not Available
Electoral Area B	~ \$1,000
Electoral Area C	~ \$1,000
Electoral Area D	~ \$1,500

Renters from Electoral Area D reported the highest median housing cost in the region, likely due to the proximity to Campbell River and relatively newer housing stock. Many renters may also be in full homes with multiple bedrooms rather than accessory dwellings, private bedroom, or renting land.

Do you believe your housing costs are affordable for your household? Forty-five percent (45%) of renter respondents indicated that their housing costs were not affordable to them, compared to 38% who believed they were. An additional 8% were unsure. Statistics Canada affordability data for the SRD’s Electoral Areas indicates that about 41% of renters are in an unaffordable, unsuitable, or inappropriate housing circumstance. This indicates that affordability statistics likely underestimate perceived affordability of renter housing.

Figure 8: Renter Respondents, Do you believe your housing costs are affordable for your household?

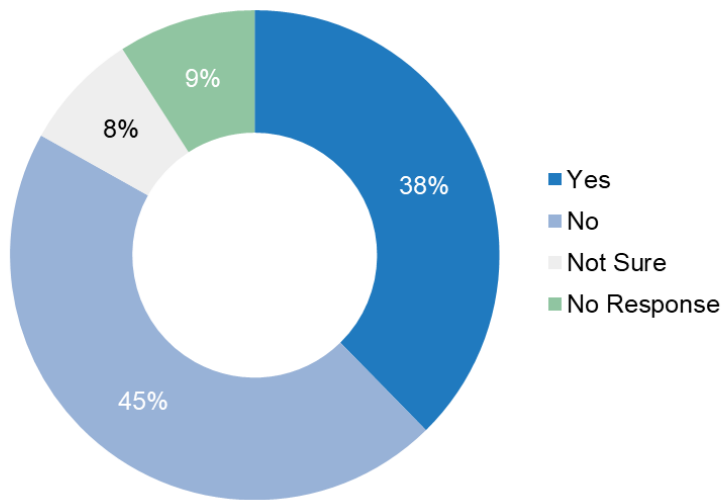


Table 5: Approximate Median Housing Cost for Renters by Electoral Area

Electoral Area	Reported Housing Cost Affordability, Renter Respondents			
	Yes	No	Not Sure	No Response
Electoral Area A	-	67%	-	33%
Electoral Area B	41%	35%	10%	14%
Electoral Area C	40%	50%	7%	3%
Electoral Area D	31%	54%	7%	8%

Does your current housing meet your needs? Forty-eight percent (48%) of renter respondents indicated that their current housing did not meet their needs, compared to 41% who believed it did. An additional 3% were unsure. This largely aligns with the responses to the affordability question above, indicating that most renters primary concern is the cost of housing.

Figure 9: Renter Respondents, Does your current housing meet your needs?

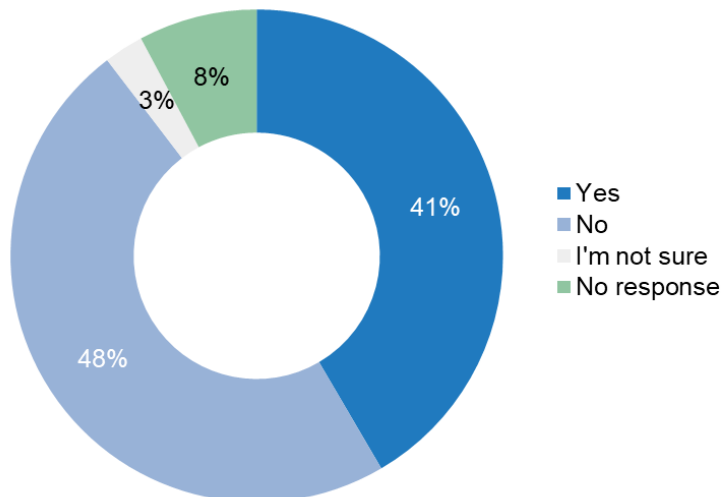
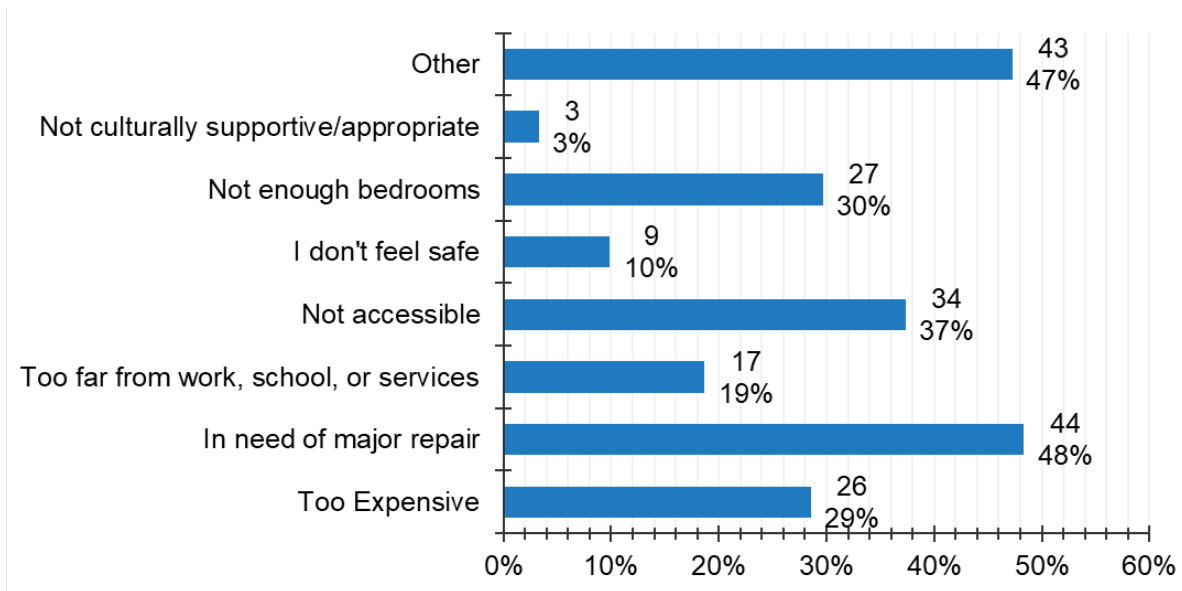


Table 6: Is Current Housing Meeting Needs, Renter Respondents

Electoral Area	Reported Housing Needs Met, Renter Respondents			
	Yes	No	Not Sure	No Response
Electoral Area A	34%	33%	33%	-
Electoral Area B	28%	55%	3%	14%
Electoral Area C	54%	40%	3%	3%
Electoral Area D	46%	54%	-	-

Why does your current housing not meet your needs? Of those who responded “no” to the above question, most indicated that their current home was in need major repair, was not accessible, was not large enough, or was too expensive. Many renter respondents were facing multiple challenges. Interestingly, despite 45% of renters indicating their housing was not affordable in an earlier question, only 29% indicated it was too expensive in this question. This likely speaks to changing perceptions of housing – renters may feel their home is unaffordable but may still feel it meets their needs. This speaks to the highly competitive rental market and the normalization of housing prices that exceed traditional “affordable” thresholds.

Figure 10: Renter Reported Housing Issues



Of the respondents that answered, “other”, many indicated that they were living in completely inhospitable, likely illegal conditions – far more extreme than simply “in need of major repair”.

“No lease or written contract, no long-term security. Seasonal rental only - vacation rental in summer months. No insulation in floor - very cold in winter, waterlines freeze often in winter, front door has no handle and blows open in the wind. Doesn't lock. Woodstove is broken and is the only source of heat. No indoor bathroom or shower. No laundry. Landlord does not communicate or respond to messages.”

“No bathroom. Gross outhouse. No hot water.”

“Inadequate heating, no plumbing.”

“No running water.”

Another common response was unstable housing due to seasonal accommodations. Many renters are forced to leave their homes for the summer to accommodate the homeowner.

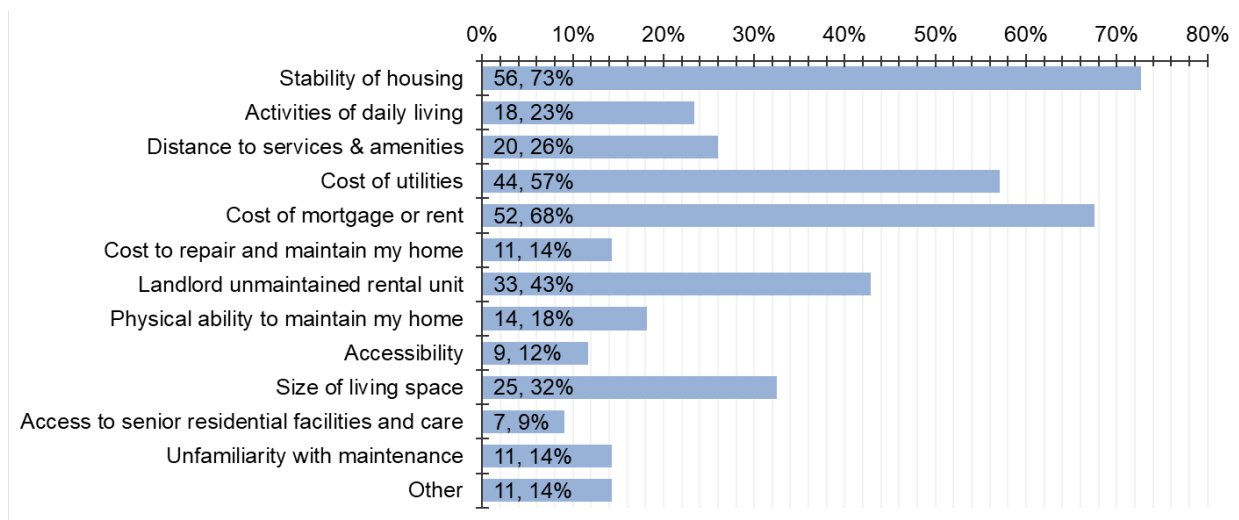
“Seasonal housing, I keep on getting evicted for "landlord use" that is short term but built into the lease.”

“Having to vacate in the summer months.”

“It is a short-term sublease and I moving to yet another short-term sublease.”

In the next five years do you think any of these will be a problem for you? When asked which issues they expected to face in the next five years, renter respondents indicated that stability and costs associated with rent or mortgage and utilities were the largest concern. Other major concerns were rental units not being maintained/repaired, and size of units. Renters were understandably more concerned about stability of housing than owners with nearly three-quarters of all renter respondents worried about their ability to stay in their home community because of housing stability.

Figure 11: Potential Problems for Renter Respondents in Next Five Years



HOMEOWNERS

Approximately how much does your household spend each month on housing costs, including rent, mortgage payments, condominium fees, pad rental fees, etc.? The most frequent owner reported housing cost was less than \$250 per month (18%), but respondents were relatively evenly distributed across available options below \$1,750. About 19% of respondents spend more than \$1,750. The median monthly housing cost for owners was around \$1,000 per month. The number of people spending less than \$250 is indicative of the older owner population. Likely many older owners have completely paid off their home.

Figure 12: Reported Homeowner Housing Costs per Month

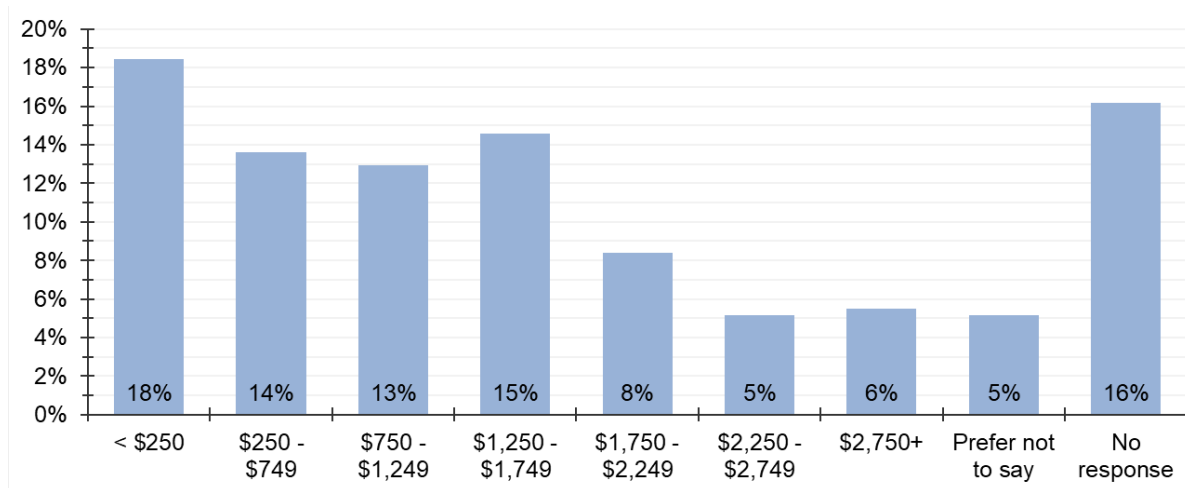


Table 7: Approximate Median Housing Cost for Owners by Electoral Area

Electoral Area	Reported Median Monthly Housing Cost, Owner Respondents
Electoral Area A	~ \$1,000
Electoral Area B	~ \$750
Electoral Area C	~ \$500
Electoral Area D	~ \$1,250

Owners from Electoral Area D reported the highest median housing cost in the region, likely due to the proximity to Campbell River and relatively newer housing stock. Owners from Electoral Area C reported the lowest median housing cost per month.

Do you believe your housing costs are affordable for you? Owners were much more likely than renters to report that their monthly housing costs were affordable. Only 18% of owners indicated they were in an unaffordable housing situation, and 61% indicated their housing costs were affordable. An additional 5% were unsure. Statistics Canada affordability data for the SRD’s Electoral Areas indicates that about 9% of owners are in an unaffordable, unsuitable, or inappropriate housing circumstance. This indicates that available affordability statistics may underestimate perceived affordability of owner housing.

Figure 13: Owner Respondents, Do you believe your housing costs are affordable for your household?

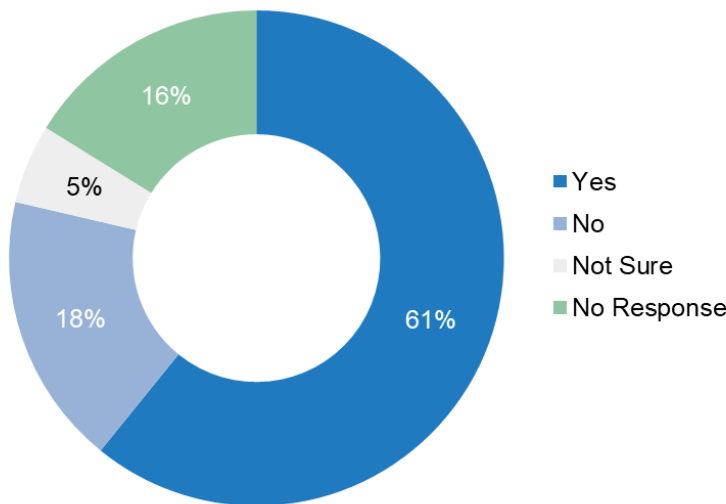


Table 8: Is Current Housing Meeting Needs, Owner Respondents

Electoral Area	Reported Housing Cost Affordability, Owner Respondents			
	Yes	No	Not Sure	No Response
Electoral Area A	50%	14%	3%	33%
Electoral Area B	68%	18%	9%	5%
Electoral Area C	66%	16%	6%	12%
Electoral Area D	57%	22%	2%	20%

Does your current housing meet your needs? A majority of owner respondents indicated that their current housing did meet their needs (65%). Only 21% indicated it did not and 3% were unsure. Though still a high number, this indicates that by all of the metrics studied in this report, owners are much more able to meet their housing needs through the current market.

Figure 14: Owner Respondents, Does your current housing meet your needs?

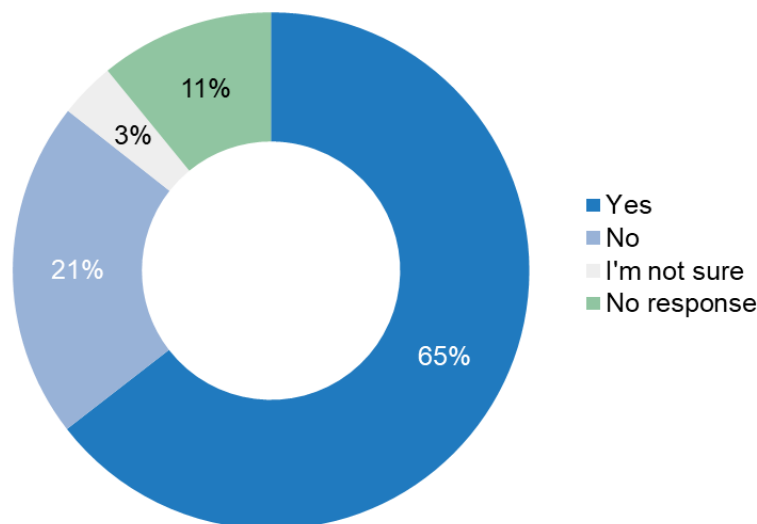
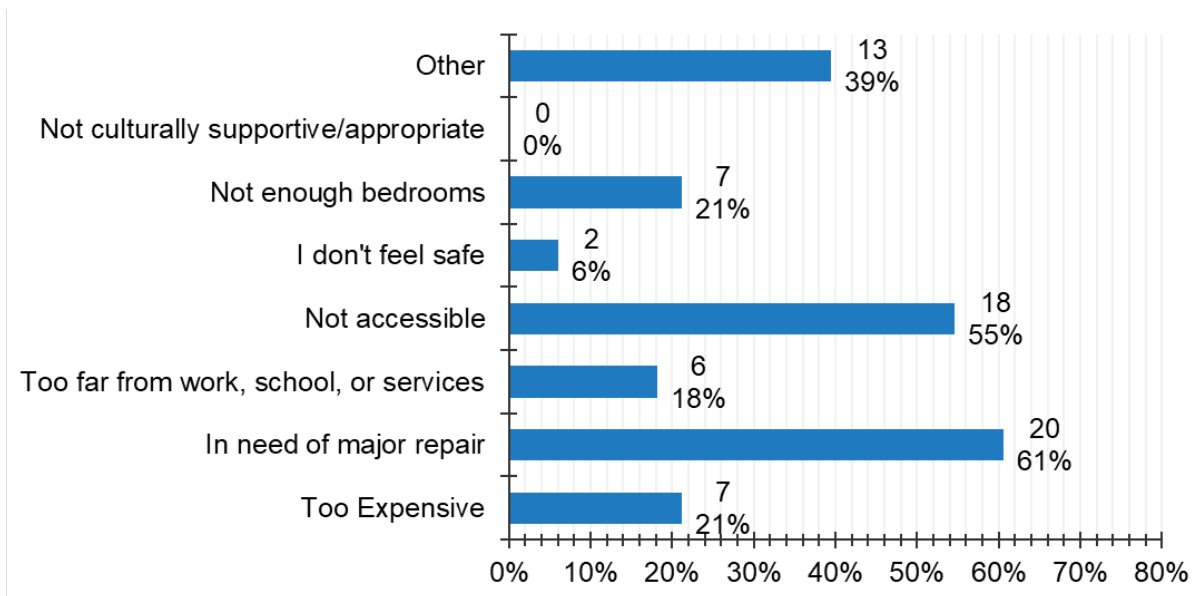


Table 9: Is Current Housing Meeting Needs, Owner Respondents

Electoral Area	Reported Housing Needs Met, Renter Respondents			
	Yes	No	Not Sure	No Response
Electoral Area A	69%	17%	7%	14%
Electoral Area B	76%	14%	5%	6%
Electoral Area C	73%	8%	2%	17%
Electoral Area D	83%	10%	1%	6%

Why does your current housing not meet your needs? Of those who responded “no” to the above question, most indicated that their current home was in need major repair or was not accessible. Many were facing multiple challenges. About 21% indicated it was too expensive, and another 21% indicated they did not have enough bedrooms.

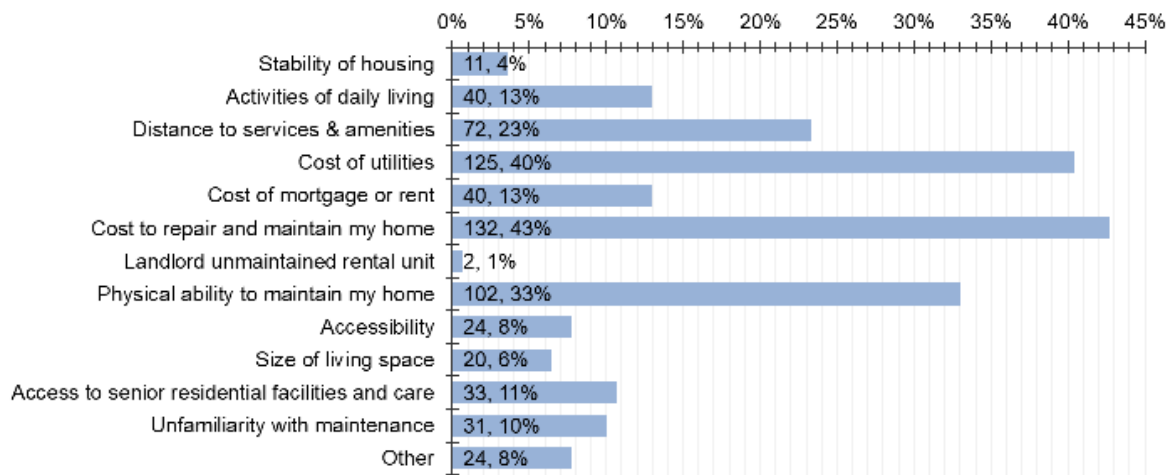
Figure 15: Owner Reported Housing Issues



Of the respondents that answered, “other”, many gave further details on the conditions of their home and needed upgrades. Others indicated that their home was too big, and they wish they could subdivide or rezone.

In the next five years do you think any of these will be a problem for you? When asked which issues they expected to face in the next five years, owner respondents indicated the cost of repairs and utilities (often related) was the most common expected challenge. Ability to maintain property and distance to services were also expected to be a challenge. This is likely due to the older owner population for whom cost, and stability are less concerning than housing issues associate with aging homes and residents.

Figure 16: Potential Problems for Owner Respondents in Next Five Years



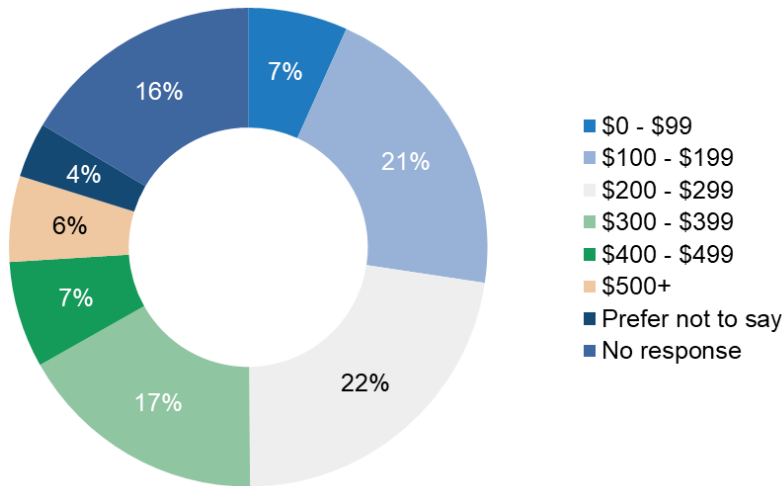
The most common concerns of owners who responded “other” were rising taxes, zoning restrictions, and issues keeping up larger properties.

ENERGY COSTS AND CHALLENGES

Approximately how much does your household spend on heat and utilities each month on average?

About 28% of survey respondents indicated they spend less than \$200 per month on heat and utilities. An additional 39% spend between \$200 and \$399, and 13% spend more than \$400 per month. The median expenditure on heat and utilities was around \$250 per month.

Figure 17: Reported Month Household Utility Cost

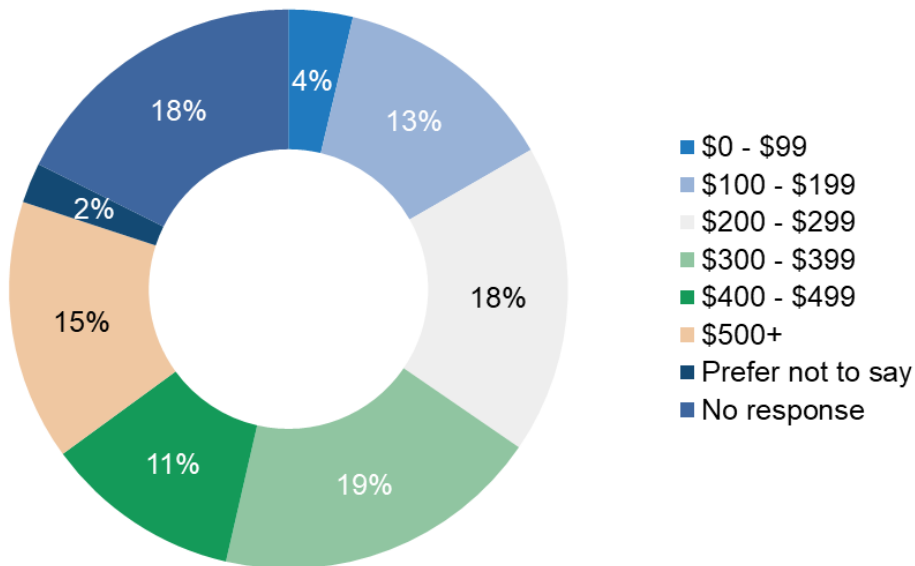


What is your household’s heating method? Most respondents (42.5%) heat their homes with wood or pellet stoves and an additional 38% use electric heating methods. About 12% use natural gas and a very small number heat with oil, propane, or solar. In Electoral Areas A, B, and C, about 50% used wood heat and 40% used electric with the remaining 10% using an alternative. In Area D, only 18% heated with wood, 38% with electric, and 40% with natural gas. This is indicative of the age of homes. Most homes in Area D are far newer than in other areas and take advantage of new heating technologies.

Approximately how much does your household spend on transportation each month? Include gas, car maintenance, insurance, public transit, bicycle maintenance, etc.

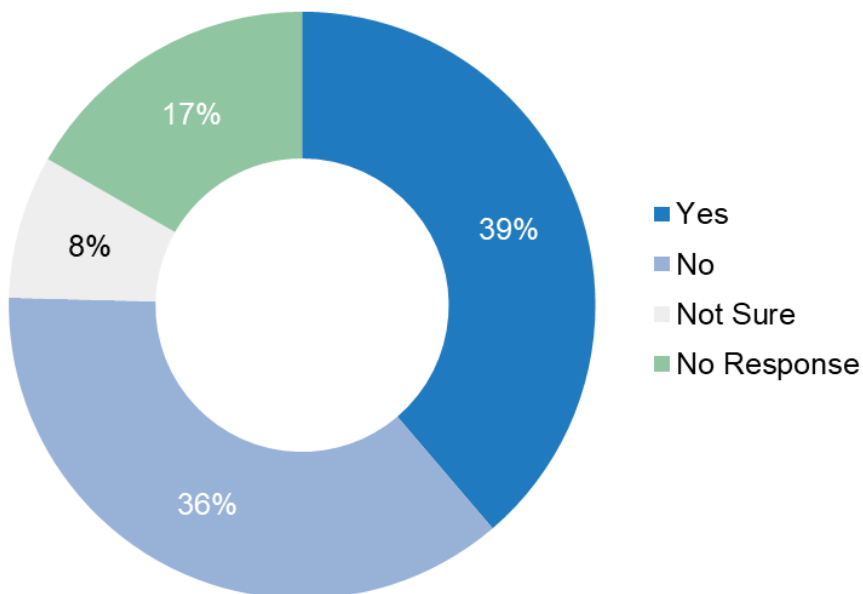
About one-third of survey respondents (35%) indicated they spend less than \$300 a month on transportation. Nineteen percent (19%) spend between \$300 and \$399 every month, and 26% of respondents are spending more than \$400 every month. Higher than average transportation costs are to be expected in rural areas as many rural residents drive up to an hour to access basic services or have to take multiple ferries.

Figure 18: Reported Monthly Household Transportation Cost



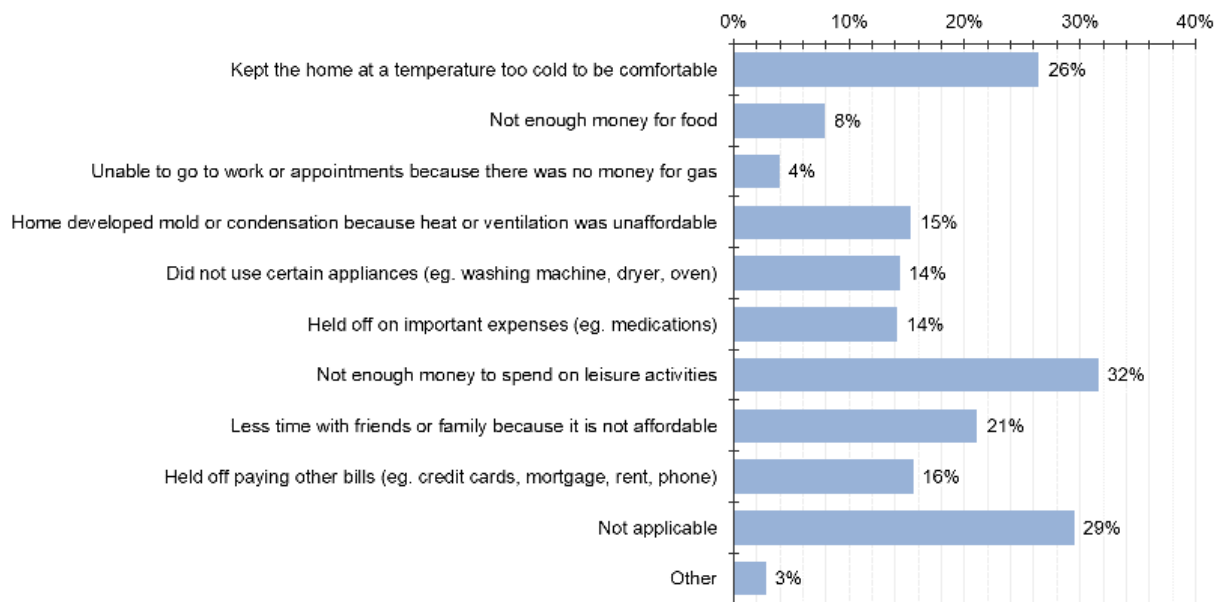
In general, are your home’s energy bills (including transportation, heating, and electricity costs) affordable? A significant proportion (36%) of all respondents indicated that their energy bills were not affordable to them. A greater proportion of renters (62%) reported unaffordable energy bills than owners (31%). Overall, many respondents find maintaining utilities for their home a challenge that impacts the affordability of their dwelling.

Figure 19: Affordability of Reported Energy Expenses – All Respondents



When you or your family had difficulty paying energy bills in the past, did any of the following happen? Only 127 respondents indicated that this question was not applicable to them indicating that most respondents have likely struggled to pay an energy bill in the past or currently struggle to pay all their bills. Thirty-two percent (32%) reported holding off on leisure activities and an additional 26% kept their home at a temperature too cold to be comfortable. Twenty-one percent (21%) indicated that they spent less time with family and friends to save money and 16% said they often held off on paying other bills. Respondents were able to select multiple options.

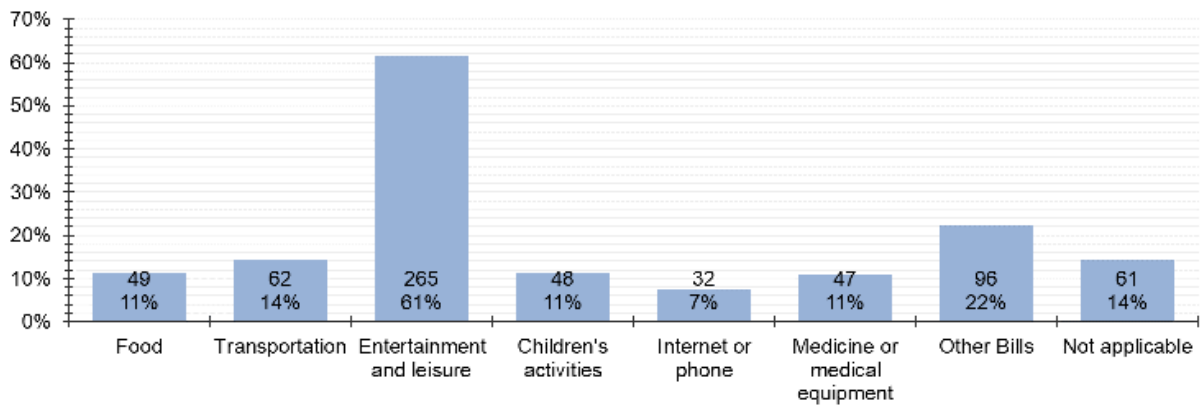
Figure 20: When Energy Bills Were Too Expensive, Which of the Following Happened?



Twelve respondents indicated “other” and included a short explanation. Some reported relying on family for help and others commented on the distance to services and amenities in the Electoral Areas. Some respondents reported taking on additional debt to make ends meet and many said they relied more on their ability to grow food and be self-sufficient to save money.

What are the first things that your household goes without when money is tight? For most respondents (61%), the first thing they go without is entertainment and leisure activities. As things get tighter, households are more likely to stop paying other bills (22%), cut back transportation (14%), food bills (11%), and medicine or medical equipment (11%). Only 14% of respondents felt this question was not relevant to them.

Figure 21: Expenses that are not Paid When Money is Tight



“We have an extensive garden and I will wild forage for vegetables, fruits, sea food. We do NOT go to restaurants. I'll try to buy items on sale whenever possible. I'll bicycle as often as possible, loading up my bike with groceries. I'll only take the ferry Mon -Thursday to save ferry costs.”

“We have electric heat, but we only burn wood, and dental medical gets delayed and put off if money is tight.”

“Cut back animal feed and vet calls.”

OPEN ANSWER QUESTIONS

Are you aware of any housing issues that do not directly affect you, but may affect members of your family or community? The following themes and responses have been highlighted as indicative of the trends seen across all responses.

1. *Housing, especially rental housing, is unavailable or unattainable for many community members. While respondents from all Electoral Areas were concerned about price increases, the direst circumstances and most challenging conditions were described by residents of Electoral Areas B and C.*

“My partner and I being able to buy a home in our 20's is an anomaly. I don't know anyone else in their 20s who has stable housing. The housing crisis on Cortes is dire, people are literally living in shacks, tents, unheated trailers and boats. My entire generation who grew up in the island has been forced to leave due to housing shortages.”

“There is a terrible housing problem here and in much of the world. Prices have gone through the roof and rentals are wildly expensive and/or unavailable. We need to come up with innovative solutions immediately! Zoning changes, perpetually affordable units, etc.”

“Real estate is too expensive for most people to buy into the market here. I know more than a dozen people who were had to leave their rental accommodation during the summer months, or because their home was sold. I've met several who were forced to live in tents.”

“There are no long-term rental units on Cortes. Workers have to live in dorm like situations or in rooms, precarious dwellings or camp and even all these fill up and they have to move many times per year. Last year some food services were shut down due on and off to a shortage of workers and that was at the height of the tourist season. Single parents, women are children can be in vulnerable situations having to rely on housing offered by whoever which can lead to addictions and abuse etc.”

“There is no available housing in our community. Unless my children remain at home with me, or build another residence on my property, they will never be able to afford to buy a home on Cortes, and there are absolutely zero rental accommodations available.”

“Young families cannot afford to buy a house here. There are fewer long-term rentals available than before, as many have become vacation rentals. Businesses have trouble finding staff because they in turn can't find housing. I don't want to see us become a community of only rich retired people.”

“Yes, my children are in a generation where housing costs have made home ownership almost unattainable. One of the rents a fifth wheel as rent is even too

high here to be in a cabin. Rental options on island are near impossible for your people due to cost.”

“My eldest son and I had to purchase our house together because neither of us could afford to purchase or rent on our own. My younger two sons will likely be at home for some time, because they cannot afford to live on their own. There are also not enough rental units to meet the needs of our community.”

2. Seniors’ housing, with and without integrated care, and downsizing options for older residents were a key concern across the Region.

“The elderly, homeless, disabled cannot afford a place of their own. Having roommates can be challenging. I know with my income I am unable to find affordable housing should I lose my home. It needs to be better...it has to be better!”

Lack of smaller, self-contained houses to enable seniors to downsize without having to move to another region.”

“There is a need for houses/units for seniors to downsize to (which would free up some larger homes for families).”

“My 73-year-old mother has had to move in with us as well as our 30 year old son due to lack of affordable housing, my mother was starving because she couldn't afford food and her mortgage on her pension.”

“Yes! Not affordable for pensioners. Friends moving away because area d is too expensive to live.”

3. Condition of homes is a key concern, and many individuals are living in extremely tenuous housing options, often without appropriate services, insulation, sewage, and plumbing. This was far more common in responses from Electoral Areas B and C. Respondents from Area A often indicated that their home was in need of repairs, but they could not afford to make them.

“I'm aware of likely, a few dozen "living rough" people. Homes in the bush, home on a boat - anchored so no dock fee. Other trailers are parked in the back of people’s properties. Others living in their vehicles rotate to spots at trail heads, road ends, parking lots.”

“I know so many people who want to live and work on the island but are subjected to living in run down old trailers because the affluent tourists bogart all the available space.”

“I am living in a trailer. Substandard housing. No power. No water.”

“People are in constant search of a place to live; some are elderly, many are young. People live in cars, vans, tents, derelict boats. People request a place to bring a trailer or a trailer able home.”

“I am living in a side room semi-converted into a suite but almost everyone else I know is living in trailers, sheds, boats, RVs; Or houses with rat and mold issues that are subject to be torn down soon, thereby displacing the inhabitants once again. I am very lucky to be where I am at now. But I am worried about the cost of rent in the future. There are other rentals, just a bedroom and bathroom, no kitchen, going for \$1000/month. And people are jumping on them because they need ANYTHING. But that's not sustainable either. We need safe, healthy and enjoyable housing that is affordable for minimum wage earners and young folks just starting out.”

“People are living in their cars, derelict boats and in trailers without access to water or electricity. There are no rentals on Quadra Island! Let alone anything affordable. I will be forced to leave my home because of unaffordable properties no new units being built no subdivisions allowed. This hurting people! We are on the verge of homelessness the community is in crisis!”

4. Zoning and building permitting restrictions reduce ability to densify and build new affordable units or add affordable infill options. Many also commented on the density restrictions imposed by Vancouver Island Health Authority. Some residents of Electoral Areas A and D suggested affordability might be improved by enabling accessory dwellings on smaller parcels, while others were concerned that expanded residential development would impact protected agriculture and forest lands.

“Really no housing on Cortes. Need to rezone so folks can build on their property and hopefully offer those places to locals for rent.”

“Quadra has a community plan that is committed to maintaining a rural environment. This means it is difficult to subdivide acreages to create more housing for families. I know of several people who would do this if the costs and risk of failure were not so high.”

“Zoning rules keep property sizes too large to allow densification and cheaper housing options for single people, people working minimum-wage or seasonal work (a lot on the island) and seniors.”

“Quadra Island needs affordable housing for young people and seniors. We need areas of high density, affordable housing. We need young people to service our tourism industry, keep our schools functioning. The OCP is over 50 years old with so many amendments it is not understandable.”

“Forest land (formerly in managed forest reserve) being deforested for urban-density residential sprawl. The former UBC Research Farm (at Oyster River) is underutilized, now being marketed for real estate development while its

precious wetlands and irreplaceable ALR farmland are at risk of conversion to non-farm uses and recreational trail access is at risk of further restrictions.”

5. Seasonal housing leads to land or homes being purchased, but not used for all, or majority of, the year. Proliferation of short-term rentals has also impacted perceptions of affordability and availability.

“Too many short-term rentals not enough long term rentals. Need a better balance between short- and long-term rentals.”

“Many of my friends are being evicted from their housing for summer rentals (Airbnbs) and landlord use. I have a coworker at the grocery store who is living in a boat, working full time, and another who is working part time living in their minivan.”

“There are a lot of Airbnbs on island that take away housing from the locals who live here year-round. It is extremely hard to find a stable year-round housing situation because of this. Even when those Airbnbs are sometimes rented out during the winter months when tourism is low, they often are not adequately insulated or suited for being lived in in the winter. If there was an incentive for landlords to provide safe, adequate, year-round housing to year round residents of Cortes perhaps there would be more rentals available.”

“Airbnbs sitting empty while long term renters don't have options.”

“Air BnB and vacation rentals make year-round renting exceptionally difficult. Friends of mine have been kicked out of their homes as soon as tourist season arrives.”

“The thing is that there IS a lot more housing available, but we've slowly watched them all come off of the market and be moved to Airbnb. When I was searching for a place. There was nothing here available. But 250+ Airbnbs. Do you have any idea how frustrating that is?”

Do you have any ideas for how housing could be improved for you or members of your community?

Respondents had many ideas for improving the housing system in their communities, though many did not provide specific implementation solutions. Many suggestions are not within the power of the Regional District to implement but can inform advocacy positions to higher levels of government or other agencies. In general, ideas fell into four categories:

1. Increase the stock of affordable housing through a variety of mechanisms.

- Enable denser development through changes to the OCP and Zoning Bylaws.
- Improve processing and turnaround times of rezoning and amendment applications.
- Encourage more multi-unit development include duplexes, triplexes, and small apartment structures.

- Update zoning laws to allow property owners to build multiple suites or secondary units when the owner is a resident on the property.
- More purpose-built rental units for long-term tenants.
- Direct investment in expansion of affordable housing, especially in townsites.
- Creative solutions to housing challenges including ecovillages, townhome and/or tiny home complexes with shared gardens and social spaces.
- Cooperatives and land banks.
- Improve access to affordable rentals for seniors, especially one-level, accessible developments.

2. Tax second residences and vacation properties more heavily. Decrease, tax, or eliminate short-term rentals.

- Impose significant restrictions or completely ban short term rentals.
- Restrict foreign ownership and tax secondary residences heavily. Invest tax income in local housing solutions.
- Create incentives for homeowners to build additional units on their property provided they are for long-term rentals.
- Potentially set-up local service similar to popular short-term rental sites to encourage money to stay in community.

3. Support non-market options and affordable options however possible. Encourage and advocate for funding from senior government for implementation.

- More secured, affordable housing options. Typically, non-market interventions funded in partnership with senior government.
- Reduce local restrictions for non-market housing wherever possible.
- Require a percentage of all market developments be made affordable or contribute to other perpetually affordable options.
- Advocate for increased senior government funding.
- More seniors housing affordable for residents on fixed incomes.
- Potentially establish a Housing Authority (like Tofino or Whistler) or explore other ways to directly fund non-market housing interventions.

“Affordable housing is not possible in the private sector. The government needs to step-up before our island communities are gutted/hollowed out and nothing but outposts for wealthy vacationers.”

Finally, survey respondents were asked; **is there anything else you would like to tell us about your housing experiences or any other housing concerns you would like to share?** Responses to this question, largely aligned with the themes presented in the two questions above. Responses are organized by theme and by Electoral Area.

ELECTORAL AREA A

- **Cost of Housing and Maintenance**

“The cost of building material is way too high!”

“Housing is only affordable where income is relative to the prices. Found one has to make sacrifices by working in remote communities and away from home and less leisure activities in order to be able to afford to own your own place.”

“Finding qualified or willing trades people that actually live or want to work in and around Sayward. Getting work done on property is a real problem.”

“Our taxes are way too high! We are retired and worried about rising taxes taking too much of our low income. Are you planning on taxing us out of our home?”

“Many houses here are not being maintained and have become unhealthy. although we don't have many unhoused, we do have many people living in difficult, and even untenable circumstances.”

“I'm 83 and broke my hip. It's not healing good. So I need help with outside work. A grant or something in that line would sure help.”

- **Availability of Services**

“Poor communication choices for remote valley residences away from Sayward road (internet/TV). No cell service along Hwy 19. Make it safer to live here!”

“Wish we had cell service.”

- **Desired Changes to Building Restrictions and Density**

“There would be more housing options if you were allowed to build on ALR land!”

“Forced increased density on municipalities & districts for zoning including smaller minimum size floor plates is the key to increasing supply and affordability.”

ELECTORAL AREA B

- **Desire to Support Long-Term Residents**

“Currently, the housing market and rental shortages prioritize those who are retired, moving from the cities and have wealth accumulated. The locals who have lived here for 30 plus years are the ones without housing. It's very sad. Something needs to change.”

“Cortes is a small, special little haven, I feel like people far out of Cortesian wealth will continue to buy up the island and there is nothing that will stop that. I'd try and make it more comfortable for the people that will have to continue to cater to the wealthier people coming. If you want a mansion you should probably back up your wasted space with a duplex.”

“Millions of dollars are spent on excess while people struggle to secure the basics. The resources are here, but they must be taken and redistributed.”

“Many long-term residents 10 and 20+ years living on Cortes and contributing to the community are struggling to find any housing these days, while hundreds of homes sit empty for much of the year. Even seasonal housing is very limited. People are having to leave the island because of the housing scarcity. Landlords get away with unacceptable practices because people are so desperate for a place to live that they put up with unthinkable circumstances. I feel fortunate to live in a 300sq ft cabin with doors that don't properly open or shut, with no locks, no laundry, no insulation in the floors, no indoor bathroom, no bedroom, no portable water and the only heat source being a broken woodstove and a landlord who doesn't maintain or repair the cabin or property and will not provide any rental agreement.”

- **Support for Increasing the Diversity of Housing Options Available**

“We need more affordable rentals managed by an organization. We need zoning to be relaxed to allow for more dwellings on large properties. We need insurance companies to allow for tiny homes on properties that some other party owns and lives in. We were unable to insure our own house and property when we wanted to share our property with friends with a tiny home.”

“Consider reviewing bylaw restricting more than one family home on properties - allow people to construct a rental home on their property if they own more than 2 acres.”

- **Concern that the Island May Change for the Worse as More People Come**

“I am afraid the island is heading to the state of many small islands, where population density is the problem. Houses stacked side by side, small lots, and unable to sustain itself, except by raising taxes you the point where no one can

afford anyway. A place can only hold so many people. At some point we have to say, "no more room available.""

"If more affordable housing is made available on Cortes it will fill and more people will show up crying for housing."

- **Support for Taxing Non-Residents and Short-Term Rentals**

"Put luxury tax on house over 2400 square feet or some such. Tax foreign ownership, tax empty houses. Put funds toward social housing."

"Have moved too many times to count. TAX vacation rentals, FINE illegal Air b&b's, maybe incentives for landlord to make homes liveable and healthier!"

- **Challenges with Landlords**

"My last landlord was a bully and invaded my privacy and did not respect my personal boundaries. It was very upsetting to have him show up in the middle of my move sneaking around the property. As an older female it was threatening. He even came to my workplace, totally unacceptable!"

"It's impossible to find a house to rent on Cortes island. In the past 10 years I moved 6 times. At some rentals the landlord kicked us out in the summer to vacation here. At others there were mold issues and repairs that the landlord never fixed. On numerous occasions potential Landlords refused to rent to me because I have children."

- **Taxes and Other Costs for Long-Term Owners**

"In order to support ourselves in our later years, our house needs to retain its value. It's the only safety net we have. Listening to the demands by renters is stressful and concerning. Not that we don't have empathy, but there's very little understanding of the sacrifices we've made and continue to make to own a home that we love. We don't travel for instance, we don't have toys like ATVs or fancy cars. Taxes are very high and we don't get tax breaks for providing our own housing for example."

ELECTORAL AREA C

- **Action, Supported By All Levels of Government, is Needed Urgently**

"I have been involved in trying to get more housing on Quadra for 14 years and our group has already organized 2 comprehensive surveys. Please could we stop doing surveys and get some action actually addressing what is a well known situation? Have you still got access to the last big detailed survey done by

Quadra Circle? We did get the senior's residence built and functioning eventually but the road blocks put in the way were daunting, disheartening and delayed the process. The housing provided by this immense effort is a tiny proportion of what is needed. There is a housing crisis and I believe it should be tackled as the emergency it is with the same total dedication to dealing with the situation as is brought to fires and floods etc.”

- **Lack of Affordable Housing and Limited Housing Options**

“I lived in my van and couch surfed for two years, and squatted in an art studio for another two years before I found an affordable place to live on Quadra. Too many people are being priced out of their rental homes because Airbnb is such a lucrative market for people who have the means. SRD also makes it very hard for people who do have property to build new secondary housing for their family members. It's a desperate situation that needs government intervention.”

“I want to move in with my partner. But we can't move in together at my place (way too small) but his place is likely only available for the next year or two. If we move in together there and the landlord decides to move back to the house we will be looking for another place. This has been discussed and I'm thankful the landlord is being honest. But it also makes moving in together and carrying on with our lives difficult because we are scared of losing housing again.”

“Our current home is much more expensive than what we can comfortably carry but it was the only option for ownership. We previously lived in a moldy, leaky renovated rental cottage that was way too small for our needs. We have a 35yr mortgage and only about half that time left before we are retirement age which means realistically we will never retire. We will work until we die and hopefully have enough equity built to avoid being homeless in our old age.”

“Housing is one of the largest hurdles facing my community today. In addition to the people paying far too much for far too little, the precarity of people's housing situation is a constant reminder that though you may live here now, it might not be for long if you're a renter. There is also a large, but largely unspoken for, amount of people I would characterize as 'underhoused', myself included. People living in trailers, boats, or places without basic amenities because that's all that's available.”

- **Lack of Appropriate and Affordable Seniors Housing**

“Home care for rural communities (most of Quadra) is very limited and inadequate to help seniors or less able adults and minors to stay in their homes. More staff with consistency in staff (care aides, nurses, physio, etc) making the needed daily visits is necessary for quality of life and for care in place. Better at Home on Quadra is very helpful for addressing the non-medical, non-personal care needs in our community.”

“Shortage of Island Health community care workers so seniors trying to live at home longer don't have enough supports , especially for dementia care, respite and complex care in community. Increase grants for Better at Home programs.
Allow trailer parks to have long-term rentals.”

“As an older senior, I can see the time when we are no longer able to manage our home and acreage and would like to have the option of living on Quadra in a condo or in a residence similar to our new seniors residence. but one that we could buy and own.”

“Due to lack of downsizing housing for seniors I will probably have to change communities when the time comes. This is because the OCP is not really being looked at and followed. Instead more and more large parcels and very few small, sensible developments in the core areas.”

- **Support for Taxing Non-Residents and Short-Term Rentals**

“I think there's about 50+ Airbnbs operating on the island currently, all detached dwellings that might be rental units if they weren't so profitable to their owners. maybe some sort of subsidy to encourage ppl to transition these into actual rentals? or increased taxation on secondary for profit/guest houses as a deterrent?”

“We / the province needs to introduce a speculators tax, on properties being used as a commodity / going to the highest bidder.”

- **Availability and Cost of Utilities and Services**

“We require a new septic system and it is going to cost between \$25,000 and \$28,000 (and rising) due to changes in the system design which have resulted in the system being prohibitively expensive. I could see being cautious if we were on waterfront or in a small lot subdivision but we are on FIVE acres. Meanwhile, people are flushing directly into Q Cove. If we had a new septic system we could rent out space to people who need housing. Where are the subsidies for making this happen? Answer: there aren't any subsidies. If the cost of living keeps rising, we are going to have to sell. The property cost \$170,000 in 2011 and now it is worth \$1.2 million. I would be a fool to sell it for less but the only people who could afford it are non islanders.”

“Expanding housing on Quadra would be fraught with problems due to inadequate infrastructure.”

- **Need for New Housing Options**

“I would like to see more options especially for the younger generation here who choose to stay on our Island. It is already an aging population and we want to encourage diversity of the population.”

“The lack of housing options for a lot of people including young families and older people needing care and even the average person is changing the demographics of this island. It is fast becoming a playground for the rich, seasonal owner. Young families are leaving, tourism is growing exponentially, it is becoming a tourist mecca but year round residents are lessening due to housing shortage and cost which results in a non-tenable year round home that once was enjoyed by a consistent number of families.

- **Non-Market, Government Supported Housing is Critical**

“I am not at all sure how beneficial this housing needs survey will be. Only senior levels of government are able to adequately address what is quickly becoming a full blown crisis. Market housing is simply too expensive for a large segment of our society.”

ELECTORAL AREA D

- **Lack of Affordable Housing and Limited Housing Options**

“People who grew up in our district are unable to afford to stay here. That's a problem for all of us. We need community more than ever in this digital age and we need villages to be healthy communities. Please consider helping curb this current housing crisis.”

“We are on wait lists for affordable housing but have been told it will be years before we can get into suites suitable for our needs. We may not have years to wait and could possibly be reno-evicted at any time. This is a hard burden to bear.”

“This is a crisis issue that needs to be dealt with. The number of folks online that are desperate for housing is shocking. Any renter is at the mercy of their landlord to become homeless.”

“The working class are being pushed out of this district. There will be problems staffing all amenities in the future if this continues.”

“As a professional working couple with no kids we are struggling to make it in this community. We are at a point now where we are going to relocate because house prices and rents are becoming so out of control we cannot see a future here. It saddens me to know we are not alone in our struggle to find a home and many people I know personally cannot find a place to live where they feel happy and safe.”

“We are lucky senior citizens who own our home and can afford to live in it. That may come to an end in the next decade, but for now it's not a problem for us, unlike too many others in this region.”

- **Cost of Utilities, Especially Water**

“We need autonomy from City of Campbell River, when it comes to water. Why do we pay an equal a point for Strathcona Gardens, but live miles away, it is not a local service.”

“The extraordinary cost of household water supply in the Area D is out of control and the infrastructure needs major updating to stop the water from being wasted and the public subsidizing the loss!”

“It's definitely becoming more expensive. The utilities keep going up. Also, we don't have recycling picked up so we have to use the recycling in oyster river that is often closed as it's too full. Our water bill in Area D also keeps going up also making it very unaffordable. I would love to be connected to the city for this.”

“Our water bill is extremely high! I don't think it is even legal for the amount of increase we have had over the last 5 years.”

- **Some Desire to Increase Infill Density and Affordable Options**

“Any parcel larger than one acre should be allowed a carriage house(1200 sq ft max), larger than 1.5 acres should be allowed a second home up to 3000 sq ft.”

“Development is key. We need more access to land for people to purchase. Why not allow tiny homes! Secondary suites. RV living. Allow mobiles and manufactured homes to be put on land out here. These are all great alternatives for adorable housing. I'd love to see tiny homes complexes like trailer parks. More RV parks. Manufactured home parks.”

“Property owners should be able to put tiny homes on their property in order to provide more housing for people looking for low cost housing. Also and home that has a suite should be made a legal suite in order to provide more housing. Anyone with an RV should be legally able to rent to provide more housing.”

“Our area needs a sewage system. Keep rural residential status with a possibility of a carriage house. No high density housing.”

- **Desire to Preserve Rural Character**

“I would prefer to let Area D be a rural community and let continued growth happen in Campbell River. Just as it is now in areas like Jubilee Parkway and Dogwood.”

“Oyster River needs a well-managed plan for new homes to be built so that new families can have a rural lifestyle, grow their own food, and afford to own or rent a home.”

APPENDIX A: KEY INFORMANT INTERVIEW SCRIPT AND QUESTIONS

Strathcona Regional District Needs Report Stakeholder Interview Questions

Thank you for agreeing to participate in the Strathcona Regional District Housing Needs report process. Below is a list of potential questions that may come up during the stakeholder interview process. Stakeholder interviews are semi-structured, so please feel free to elaborate and go into detail with your responses.

Interviews should last between 20 and 45 minutes.

Interview Questions:

1. Can you please tell us:
 - a. About your organization
 - b. How you hear about housing need through your position?
 - c. If you offer any housing or housing related services?
 - d. Do you serve any specific population groups? If yes, please explain.
2. Why do you feel housing is an important issue in the Strathcona Regional District?
3. Are there specific groups you see facing more housing challenges?
 - a. Seniors
 - b. Families
 - c. Renters
 - d. Individuals with disabilities
 - e. Women and children
 - f. People with an Indigenous identity or who are part of a visible minority
4. Have there been any changes in housing needs or demand over recent years (e.g. 5 years)?
5. If yes, are there any specific housing services, housing resources, or housing types that you feel are needed in your community?
6. Could you describe a little more what you or your organization is doing/what is being done to address housing in your community?
7. What are some barriers that make working to address housing in the region a challenge?
8. If you had a magic wand, what is one thing you would change in your community that would improve housing and/or make the work of your organization easier?
9. How can we make this report more useful to you or your organization?

Thank you for your time and sharing your valuable knowledge and experience with us today. We will share all final documents with you once they are prepared.

APPENDIX B: FULL COMMUNITY SURVEY - ONLINE

For reference, questions from the online survey are included here. Not all questions were required, and some were only triggered based on previous responses.

About You

1) Which community do you live in?

NOTE: This survey is designed specifically to capture information on housing needs from residents of the SRD's Electoral Areas. Incorporated municipalities (Campbell River, Gold River, Sayward, Tahsis, Zeballos) have completed or are completing separate housing needs studies. Please refer to local government websites for more information.

Electoral Area A (Kyuquot/Nootka - Sayward)

Electoral Area B (Cortes Island)

Electoral Area C (Discovery Islands - Mainland Inlets)

Electoral Area D (Oyster Bay - Buttle Lake)

Other, please describe:: _____

2) What is your gender?

Male

Female

Non-Binary / third gender

Prefer to self-describe:: _____

3) Do you or anyone in your household identify as First Nations, Inuit, or Métis?

Yes

No

4) If you are comfortable, please tell us more about your Indigenous identity.

5) To which age group do you belong?

0-19

20-29

30-39

40-49

50-59

60-69

70-79

80+

About Your Household

6) What is your approximate annual household income (before tax)?

Under \$10,000

\$10,000 - \$29,999

- \$30,000 - \$49,999
- \$50,000 - \$69,999
- \$70,000 - \$89,999
- \$90,000 - \$109,999
- \$110,000 - \$149,999
- \$150,000 +

7) How would you describe your household?

- I live on my own
- I live with my spouse / partner – without children
- I live with my spouse / partner – with children
- I am a single parent living with children
- I live with my extended family
- I live with roommates (living in same dwelling, sharing common areas such as living room, kitchen, bathroom, etc.)
- Living with tenants (living in a same dwelling, but little or no shared common space)
- Other - please describe:: _____

8) What type of housing do you live in?

- Single-detached house (stand-alone house)
- Self-contained unit that is part of a single-detached house/property (e.g. basement suite, carriage house, secondary suite, etc.)
- Semi-detached home or duplex
- Row house or townhouse
- Other multi-family housing (small apartment, tri-plex, quad-plex, etc.)
- A private bedroom with shared bathroom/kitchen spaces (e.g. single room occupancy, rooming house, etc.)
- Other (e.g. couch-surfing, living in my car, living in RV, etc.) - please describe:: _____

9) Do you rent or own your housing?

- Rent
- Own
- Live with family or friends and pay reduced or no housing costs
- Other - please describe:: _____

Housing Costs and Expenses

10) Approximately how much does your household spend each month on housing costs, including rent, mortgage payments, condominium fees, pad rental fees, etc.?

- Less than \$250
- \$250 - \$749
- \$750 - \$1,249
- \$1,250 - \$1,749
- \$1,750 - \$2,249
- \$2,250 - \$2,749
- \$2,750 or more
- Prefer not to say

11) Do you believe your housing costs are affordable for your household?

- Yes
- No
- I'm not sure

12) Approximately how much does your household spend on heat and utilities each month on average?

- \$0 - \$99
- \$100 - \$199
- \$200 - \$299
- \$300 - \$399
- \$400 - \$499
- \$500+
- Prefer not to say

13) How do you primarily heat your home?

- Electric
- Propane
- Oil
- Natural Gas
- Diesel
- Wood Burning or Pellet Stove
- Solar
- Geo-Thermal
- Other - Write In: _____

14) Approximately how much does your household spend on transportation each month? Include gas, car maintenance, insurance, public transit, bicycle maintenance, etc.

- \$0 - \$99
- \$100 - \$199
- \$200 - \$299
- \$300 - \$399
- \$400 - \$499
- \$500+
- Prefer not to say

15) In general, are your home's energy bills (including transportation, heating, and electricity costs) affordable?

- Yes
- No
- I don't know

16) If you or your family had difficulty paying your energy bills in the past, did any of the following happen? Check all that apply.

- Kept the home at a temperature too cold to be comfortable
- Utilities were disconnected
- Not enough money for food
- Unable to go to work or appointments because there was no money for gas
- Home developed mold or condensation because heat or ventilation was unaffordable
- Did not use certain appliances (eg. washing machine, dryer, oven)
- Held off on important expenses (eg. medications)
- Not enough money to spend on leisure activities

- Less time with friends or family because it is not affordable
- Held off paying other bills (eg. credit cards, mortgage, rent, phone)
- Other - Write In: _____
- Not applicable

17) If money is tight, what are the first things your household goes without? Check all that apply.

- Food
- Other Bills
- Transportation
- Medicine or medical equipment
- Entertainment and leisure
- Children's activities
- Internet or phone
- Other - Write In: _____
- Not applicable

Your Housing Needs

18) Does your current housing meet your needs?

- Yes
- No
- I'm not sure

19) If not, please select all that apply:

- Too expensive
- Not enough bedrooms
- Too far from work, school, or services
- In need of major repair
- Not accessible/not appropriate for me as I get older
- I don't feel safe
- Not culturally supportive or appropriate
- Other - please describe:: _____

20) In the next five years do you think any of these will be a problem for you? Check all that apply.

- Stability of housing (concerns about renovations, loss of housing to vacation rentals, etc.)
- Activities of daily living (cooking, cleaning, caring for myself, etc.)
- Distance to services and amenities (groceries, bank, medical, school, etc.)
- Cost of utilities (electricity, water, internet, heat, etc.)
- Cost of mortgage or rent
- Lack familiarity with home maintenance
- Cost to repair and maintain my home
- Rental unit not being repaired or maintained by landlord
- Physical ability to maintain my home
- Accessibility (e.g. stairs and counter height)
- Access to senior/elder residences, care facilities or residential facilities that offer some level of care to residents (semi-independent, assisted living, etc)
- Size of living space
- Other - please explain:: _____

Your Turn!

21) Are you aware of any housing issues that do not directly affect you, but may affect members of your family or community?

22) Do you have any comments or suggestions to improve housing in your community?

23) Is there anything else that you would like to tell us about your housing experiences or any other housing concerns you would like to share?

Thank You!

APPENDIX C: FULL COMMUNITY SURVEY - PAPER

For reference, the full paper survey is included here. Not all questions were required, and some were only triggered based on previous responses.

APPENDIX D: SHORT COMMUNITY SURVEY MAILER

For reference, the short survey community mailer has been included here.

APPENDIX E: COMPLETE “OPEN ANSWER” RESPONSES

Provided without analysis, the complete list of all “open answer” responses given for questions 21 through 23 of the Regional Survey. Responses have been organized by Electoral Area.

ELECTORAL AREA A

21. ARE YOU AWARE OF ANY HOUSING ISSUES THAT DO NOT DIRECTLY AFFECT YOU, BUT MAY AFFECT MEMBERS OF YOUR FAMILY OR COMMUNITY?

Unwelcome new residential developments on Menzies Bay and along Race Point Road that affect the quality of life of residents in my area. Residential permits being approved directly along my source of water.
Housing is too expensive to rent or buy
The cost to buy/rent a house "today" is out of reach for the average working people
hard to find rentals because the summer residents create more demand seasonally and its more profitable to cater to the tourists rather than provide more full year residents
Home affordability, rising costs of utilities.
Housing stability
Far to many members of the community living off grid, multiple campers and RV on a single property.
My eldest son and I had to purchase our house together because neither of us could afford to purchase or rent on our own. My younger two sons will likely be at home for some time, because they cannot afford to live on their own. There is also not enough rental units to meet the needs of our community.
No
Children want to live in work in the city where its unaffordable to live, rather than work and live in remote communities where there is work and affordable housing, but little entertainment, leisure activities for them.
Cost prohibitive for ownership
Rising rent prices make it difficult for young families to find housing. Rising house prices impact on our taxes, making them much higher Cost of living making and fuel tax impacting ability to afford to go to town
High costs of housing
Rent is very expensive!
no
No

Affordable housing to own or rent.

Home prices in the Sayward area have jumped dramatically in the last 10 years. A home in the Village that cost \$150k in 2012 now costs \$500k. This is not affordable for first time home buyers and young families are forced to rent or live in homes that do not fulfill their needs.

high rent/mortgage payments

We had issues with snow this year and much damage as a result of it, so I know people (us included) are still trying to deal with damages

22. DO YOU HAVE ANY COMMENTS OR SUGGESTIONS TO IMPROVE HOUSING IN YOUR COMMUNITY?

More community involvement and feedback when it comes to the approval of new residential developments.

Airbnb and Virbo properties take away rentals and sales, license and tax them

Tax the speculator's Forestry workers from out of town be provided with proper single accommodation (meaning not living in single family housing)

build more housing stock, including assisted living

Community environmental order

Better tax generating revenue for proper housing and transportation with reliable services from road maintenance, services and food outlets

We bought in Sayward because we couldn't afford to buy in Campbell River, where we work and go to school. We also couldn't afford to rent in Campbell River. Put restrictions on foreign investments, AirBNB, and vacation rentals.

We need more affordable housing.

Less government interference with regulatory bodies dictating what rules apply and which dont.

Sayward needs to expand the village and allow for more building permits for houses.

I hope there are some experts looking at this information not just councillors co laying our responses. Just because the people living here come up with ideas does not mean they are good sustainable ideas for our community

need affordable housing for seniors who want to downsize Lack of rental housing

Another apt building maybe with an elevator

last winter, from December 4th 2021 to January 8th 2022 we had at least 15 power outages from 4 hours to 20 hours; that is unacceptable. The average of power outages per winter is 8 times varying from 2 hours to 20 hours, again too many. The moment we have high wind, anxiety goes up as we might lose power. Yes, we are ready; generators and al. Still It happens too often. So, is there any way some actions; trees cutting, branches pruning, etc in the area can be done prior the incidents happen. Thank you

No
Force municipalities and districts to increase single family zoning to allow for up to three housing units per current single family lot as has been done in other areas. Gradually that will increase supply and affordability.
The Sayward area could benefit tremendously from high density housing options including townhomes and apartments.
Improve access to local shopping in Sayward village. Improve parking and camping availability in Sayward valley. Create cultural, musical, local tours on land and water events. Throw an annual bash for the entire valley. Make it more palatable to reside here.

23. IS THERE ANYTHING ELSE THAT YOU WOULD LIKE TO TELL US ABOUT YOUR HOUSING EXPERIENCES OR ANY OTHER HOUSING CONCERNS YOU WOULD LIKE TO SHARE?

lack of housing for ppl with pets, and the breed restriction in buildings for pets. Can't judge a pet by its breed just like race or colour of humans
The cost of building material way to high ! NO value added industries, sawmills in the community ! Raw logs leaving the community, all going south ! Tax the logs leaving the community !
many houses here are not be maintained and have become unhealthy. although we don't have many unhoused we do have many people living in difficult, and even untenable circumstances.
We live seasonally in Kyuquot so many of my answers are swayed to june to Sept occupancy. My house(s) sit vacant the rest of the year
no
We had been living in a too-small rental home in Campbell River, when our landlord renovicted us. Even though fuel prices have skyrocketed, it was cheaper for us to buy a home in Sayward than it was to rent in Campbell River. The process was extremely stressful, and we almost didn't qualify for the purchase. The house we bought is still really too small for our family of 6, but is all we could manage.
Housing is only affordable where income is relative to the prices. Found one has to make sacrifices by working in remote communities and away from home and less leisure activities in order to be able to afford to own your own place.
Finding qualified or willing trades people that actually live or want to work in Sayward. Getting work done on property is a real problem.
Thank you for the opportunity to comment
There would be more housing options if u were allowed to on ALR land!
no
No

Forced increased density on municipalities & districts for zoning including smaller minimum size floor plates is the key to increasing supply and affordability. This is being done in other areas of Canada and USA and some European countries and is already long time used in countries like China (Hong Kong) and Japan.

Wish we had cell service (sullivan road, sayward)

Our taxes are way too high! We are retired and worried about rising taxes taking too much of our low income. Are you planning on taxing us out of our home?

I'm 83 and broke my hip. It's not healing good. So I need help with outside work. A grant or something in that line would sure help.

More need/desire for places to live in Sayward than there are available homes to buy or rent.

Services not so bad now as coop has a small grocery store.

We live in Sayward in a flood zone. We would need a bigger culvert on Sayward Road near our property. During heavy rain the water can't run fast enough. There's always the danger of flooding again. The consequences are too expensive to be ignored.

We could not afford rent on PWD so we had family help to purchase a run down mobile on land. It became uninhabitable over time. We luckily inherited a small amount of money and had some more family financial help. With this we managed to build a new home over 2.5 years. It has been a struggle for us since being on disability and getting suitable housing.

Poor communication choices for remote valley residences away from Sayward road (internet/TV). No cell service along Hwy 19. Make it safer to live here!

Would like to see more affordable housing for seniors.

ELECTORAL AREA B

21. ARE YOU AWARE OF ANY HOUSING ISSUES THAT DO NOT DIRECTLY AFFECT YOU, BUT MAY AFFECT MEMBERS OF YOUR FAMILY OR COMMUNITY?

My partner and I being able to buy a home in our 20's is an anomaly. I don't know anyone else in their 20s who has stable housing. The housing crisis on Cortes is dire, people are literally living in shacks, tents, unheated trailers and boats. My entire generation who grew up in the island has been forced to leave due to housing shortages. All employers cannot find enough employees due to housing shortages. It's a really bad situation. The community housing project at rainbow ridge is certainly a start but it is years away from fruition and already has a massive waiting list. Implementing an empty homes tax where the funds collected could directly go towards affordable housing projects is a good place to start. Also taxing those who are doing vacation rentals and kicking out local tenants (often families) who then are forced to camp over the summer tourist season. Also having more places to park tiny homes ect. Would be a good idea.

there is a serious shortage of affordable rental housing on island, as well as temporary workers' housing.

There are so many folks here looking for stable housing. Person looking for land to put her yurt, mother with young child having to live in compromised social situation to have a roof over her head. People getting evicted for summer rentals. People living out of their van.

No access to housing for the younger generation and people of lower income brackets. Issues of gentrification that have affected most coastal communities are beginning to overtake Cortes as well.

Yes, overwhelmingly I have lived w/housing insecurity for 12 yrs on Cortes. Moving out of my rental for several months in the summer. Staying in a room or on a boat and working 60 + hrs a week. I have since gotten married and my partner built us a home. We were able to purchase land from a friend for a fair price. We feel very fortunate.

no availability

Expensive housing because of poor future planning

There is a terrible housing problem here and in much of the world. Prices have gone through the roof and rentals are wildly expensive and/or unavailable. We need to come up with innovative solutions immediately! Zoning changes, perpetually affordable units, etc.

Lack of affordable, long term housing and wages that make access to such realistic

Yes. Too many people arriving on island and looking for "affordable housing" without first securing employment.

I'm aware of many housing issues amongst friends and family here on Cortes. I'm quite blessed where I live though it is not comfortable, it's my only option or I go back to living in my van which is actually more comfortable. I watched a whole family pack up and leave because they couldn't find a house for them all to live in. Rent prices isn't an issue for them, availability, none. Too many vacant houses on Cortes not being rented and too many rich people buying up land and pricing out locals that have lived here for over 20 years. There's many people who have been apart of the community for much longer then the people moving in who only vacation for a few months of the year. Preference should be given to the people who actually want to do life here, and not the people that just want to visit.

My adult son moved home to pay off debt because rental costs are so high. We do not charge him rent at this time.

yes we are in a crisis a really bad one

we need a tiny home community or something similar where people are somewhat responsible for their home.

Too many short term rentals not enough long term rentals. Need a better balance between short and long term rentals. Good paying stable jobs. Construction material prices/inflation are outrageous

Real estate is too expensive for most people to buy into the market here. I know more than a dozen people who were had to leave their rental accommodation during the summer months, or because their home was sold. I've met several who were forced to live in tents.

Across BC we have an affordable housing shortage. Affordability vs income is a grater divide

Almost No rentals in the community

There are no long term rental units on Cortes. Workers have to live in dorm like situations or in rooms, precarious dwellings or camp and even all these fill up and they have to move many times per year. Last year some food services were shut down due on and off to a shortage of workers and that was at the height of the tourist season. Single parents, women are children can be in vulnerable situations having to rely on housing offered by whoever which can lead to addictions and abuse etc. I would support a tax on bookers of vacation rentals although not the hosts if they are locals.

I have two granddaughters living with me at the moment. They can't find housing on Cortes. It benefits, me now, as I have help, but am assuming they will eventually find housing.

There are not enough affordable rentals.

Good people who contribute greatly to the community forced to move far away to another province perhaps due to lack of housing

There is no available housing in our community. Unless my children remain at home with me, or build another residence on my property, they will never be able to afford to buy a home on Cortes, and there are absolutely zero rental accommodations available.

No rentals available and landlords refusing tenants with children.

Not enough houses for people to live in. People are living in their cars and leaving behind garbage as they've from spot to spot. Going to the bathroom wherever they can on the side of the road.

Yes

Rental income is not high enough to cover landlord costs so houses are rented as summer accommodations to cover the cost of insurance, taxes, maintenance, etc.

Really no housing on Cortes. Need to rezone so folks can build on their property and hopefully offer those places to locals for rent.

There is a SEVERE shortage of housing on Cortes for seniors, young people and families! We were fortunate to buy our house in 1992 when things were affordable, and we had seasonal employment off island until we retired.

I We are fortunate to have decent pension income for now so feel secure in my home for now but foresee not being able to maintain this big a house (though only 1600 sq feet). So many people are not able to find a house to rent or can't find one that is either affordable or decent enough it is hard to find people to hire to do work on the house e.g..plumbing. We aren't able to attract workers and young families to sustain the work force because of housing issues. So many people are opting to do short term vacation rentals rather than rent year round both for the increased cash and because being a landlord is difficult...it is very hard to get rid of a bad tenant. Not to mention that the real estate prices have skyrocketed in the last 2 years!

There are a lot of airbnbs on island that take away housing from the locals who live here year round. It is extremely hard to find a stable year round housing situation because of this. Even when those airbnbs are sometimes rented out during the winter months when tourism is low, they often are not adequately insulated or suited for being lived in in the winter. If there was an

incentive for landlords to provide safe, adequate, year round housing to year round residents of Cortes perhaps there would be more rentals available.

Yes. There is a terrible housing shortage on Cortes. My whole age group that I grew up with had to move away because of lack of affordable housing.

There are so few affordable options available on Cortes

yes, it is way to hard to find housing. Rent and buying. People with money from elsewhere buy up our houses so courtesans have nowhere to life

A lack of affordable housing, especially for single-income residents.

Yes

Lack of rental housing on Cortes for all demographics.

No affordable housing for adult children.

I am aware that there is an extreme housing shortage on Cortes Island, long term rentals are near non-existent, the market is littered with air bnbs and even young families and folks who grew up here returning cannot find adequate places to live.

Yes. Very many people here (friends of mine) cannot find rental accommodations that are year round. Have to move out in summer. Cannot afford to buy. Many sub standard rentals that people are willing to live in to make it work here.

There are not enough rentals for locals. There are not enough affordable living options. Without any public transportation on the island, location becomes important as many people don't drive for a variety of reasons. There is an employee shortage due to a housing shortage on the island

No

Lack of housing, affordability, accessibility issues for seniors

lack of availability

no

Not a lot is available! It's largely the luck of the draw I think, unless you are able to afford land, but even then not much available. Costs are also very high, not just housing but other expenses (food etc)

People continue to move here and then complain about not finding housing. It doesn't make sense to move to a "remote" island without securing long-term housing first. I completely understand how a lot of people end up choosing short term rentals like B&B's, over doing a long-term rental. The headache involved if you have a disrespectful tenant just isn't worth it anymore. If renters need stable housing that is affordable, they need to be in a city with government regulated housing, not on a "remote" island demanding people hand over their cabins.

All the classics Lack of housing, Price hikes for property owners which then fall onto renters also if applicable. All guaranteed to happen when your property value skyrockets so fast.

Not enough housing, low-income people are being priced out, essential workers forced to move

Rental housing shortages are putting extreme pressure on the community. I know multiple people who are currently employed on island but unable to find suitable housing. I know at least one person who has been actively looking for rental housing for over a year. Businesses are struggling to find seasonal and year round staff because there isn't appropriate housing.

There is a housing crisis on Cortes. Too many people do not have stable affordable housing. It deeply impacts the cultural and economic strength of our community.

Many people have to vacate their rental properties in the summer because the landlords either move in for the summer or rent the place out as a short-term vacation rental

yes

There is a lack of safe, secure, affordable rentals on the island. This affects me and many others in my age bracket.

No year-round rentals or affordable property or homes for sale on Cortes. Many homes sit empty for months/years at a time. Vacation rentals and air BnB take priority over rental properties for local residents. High rent for untenable cabins, unhealthy living conditions. Too many renovations and seasonal rentals. People have nowhere to go in the summer. Housing insecurity makes it difficult to have job security.

Availability, affordability, opportunities! I believe drug addiction is a huge part of homelessness. This may not be obvious but it is very real & true. It also affects affordability & creates areas of poverty and crime which affect rental & create housing challenges.

Borderline realistic day-to-day survival & comfort.

As a resident of Cortes for over 20 years, it is very disconcerting to watch the disparity between what local residents are able to afford, based on the local economy, and what part time homeowners, whose income is based in urban, (and often US) economies can afford. Not only have property prices risen beyond the reach of Islanders, but so many homes are occupied for a few weeks of the year, and left empty--not just exacerbating the difficulty of housing for those who live and work here, but also means an increasing portion of the population are not contributing to the social, economic and cultural aspects of the community. This is not a situation unique to Cortes, I realize. But it is one that tears apart the fundamental fabric of a rural community. The majority of the people on this island are committed and resilient. But what I see is a trend that will become increasingly untenable for seniors and young families.

So called affordable housing will never be affordable here. Too many high priced professionals control developments. A homeless person is not allowed to build a shack.

Absolutely, no one wants to rent to others because they don't take care of the property

Housing crisis. There is none

Not enough housing for service workers

Address vacant 2nd home issue effectively.

Rich people leaving homes empty most of year. Not even renting guest cottages to locals. Or most housing is used as Airbnb. No regulation, no safety, ripped off all the time. Unsafe housing situations

Though there are many empty homes, there is a significant shortage of affordable housing on Cortes. When I worked at the CNFC (Cortes Natural Food Co-op), we regularly had staff or prospective staff living in unstable housing. Many people / workers have left the island due to unstable housing, or are without housing during the summer months when short-term rentals are more profitable for homeowners.

many people are living in sub standard conditions without adequate heat or indoor plumbing

My older husband may have these issues regarding living on a remote island: Access to senior/elder residences, care facilities or residential facilities that offer some level of care to residents (semi-independent, assisted living, etc) and distance to access hospital/medical support.

It appears to be difficult to find housing for employees of companies that provide services to us.

Many people in my community are unable to find clean and affordable housing or housing at all

Living in a trailer Substandard Housing No power No water

Yes.

too many tourists

Yes. There is a HUGE lack of affordable housing on Cortes. People are in constant search of a place to live; some are elderly, many are young. People live in cars, vans, tents, derelict boats. People request a place to bring a trailer or a trailer able home.

BC Housing regulations make it very costly and risky to rent out a room in a private home or to set up a small rental unit on an acreage. If BC reduced rent control, the number of rental units would likely increase as people become more willing to take a chance on having a renter in their home.

There are not enough year round rental spaces in my community to house everyone. And definitely not enough housing for all the workers needed to provide services for the summer tourists.

Local employment

extremely high property taxes

Cortes suffers greatly from a lack of stable, affordable housing. Our community doesn't create the space for younger families to succeed, it is common for families and young workers to have to move away due to the extreme shortage of housing. If there were adjustments to the zoning conditions, more landowners could build secondary dwellings on their acreages and contribute year-round housing for the health of our community. (Or, sadly, and more realistically they could build Air B&B rentals for visitors - but I imagine some would be willing to commit to long term rentals)

No affordable housing available. No housing for workers. Price of housing. Suitable housing. Community members choosing Air B+B over housing those in need. Kicking people out for the summer to make more money Non Canadians buying up real estate and driving up prices. Young people/families having to leave the community because there is nowhere to live. Increasing homelessness.

wealthy people built a massive house next to ours, now we have to pay more in taxes, that is not fair.

Not enough housing available for size of community that wishes to stay on Cortes island year round.
Lack of full time permanent housing for long term residents
Many people are looking for housing on the island because are newcomers or they live in a inappropriate setting.
No availability, and when it is, it is too expensive or only seasonal.
Yes lack of rental homes for younger people, parents with children - and people wanting to work and live on Cortes
My mother with dementia may have to leave Cortes because of lack of elder care.
We are a blended family with 6 children total in their 20s and early 30s. In spite of being educated and working hard they can barely afford housing.
lack of housing for community members including for doctors and teachers greatly affects the stability of our community
yes, many people without the resources to have affordable, secure, decent housing.

22. DO YOU HAVE ANY COMMENTS OR SUGGESTIONS TO IMPROVE HOUSING IN YOUR COMMUNITY?

Implementing an empty homes tax where the funds collected goes towards affordable housing! Having more available places for tiny homes or RVs to park. Taxing vacation rentals
Increase the square footage of secondary dwellings take the cap of zone limits.
Allowing more security for renters. caps on rent. Subdivided land and more funding for community off-grid living.
Allow RV, tiny home or trailer parking in part of the housing complex.
Limit purchasing of 2nd and 3rd homes w/higher tax rates. Invest in the Rainbow Ridge Housing development and build homes for people
award grants to well-organized local initiative trying to build low-cost and seniors housing units
More residential zoning and eliminate f1 on private lands.
See above
A community tax on absentee landlords
Build a trailer park.
If you want to buy a vacation house here, you have to pay "community building taxes" for the DAYS your home is empty. Or be forced to build a second family dwelling on the property, to avoid the taxes and in turn put a little money back into the property owners pocket.

Increase protection for landlords so that, if they land up with bad tenants, there is a way out of the situation. Why create a suite or rental unit when tenants have such strong rights? It is not cheap to maintain, insure and run a home anymore but there's a lack of understanding of these costs among renters. I think many of us have or would consider having a rental unit, but there are just too many horror stories about bad tenants. And one could get stuck with a bad one. Some peace of mind for owners might open up new rental units.

30%taxe on foreign buyers going back 10 years,10%taxe of the value of the house to pay every year for houses that site empty most of the year,limite vacation rental that it would be a privilege only to family that need the income to survive.try everything possible to discourage investors to buy houses here

see previous box

Build affordable housing that incorporates for profit housing.Develop let's say 18 affordable houses for year round residents and 6 vacation rentals that would provide income and jobs for some residents

Find ways to build more affordable housing. Many of the houses on Cortes are empty, which raises the question of some kind of empty house tax.

More funding for affordable housing

-zoning reviews/changes to allow land owners to provide affordable, year round long term rentals to the island resident population. -Increase in property taxes, as well as tariffs for empty homes/investment ownership/vacation & Airbnb income for non primary residences! &/or some other way of balancing the scales and "decommodofying" housing so that locals have the opportunity to purchase and to rent decent, healthy, stable housing. Cortes has officially been gentrified as a playground for the wealthy. - Use the taxes/tariffs towards supporting development of affordable housing

Tiny home park

My disabled son lives in a trailer on the property, he is doing well where he is, and I am happy he is stable. Stability is very important for people with Mental Illness.

Less people

I think the zoning should be changed to allow for more dwellings per lot.

Tax vacation rentals! Tax second homes owned by same owners. Tax any dwelling not lived in as a primary residence

More low income rental housing

Site rentals for mobile units More rental units/BC housing infrastructure Empty home tax Ban airbnb

Build more affordable housing for locals. Changing rules for air bnbs to allow 1 full time renter on property before being able to rent out to vacation rentals.

More affordable housing is needed for year round residents.

We need more low income rentals like trailer parks, apartments, small home sites for people starting out. We also need more land subdivided into smaller lots so it is affordable. But unfortunately our zoning does not allow for any of these.

Rezoning

Put some limits on short term rentals. This might hopefully increase the rental stock and alleviate some ferry congestion and environmental concerns. E.g. there must be a full time resident on the property where there is a short term rental. This is more in line with the intention of the current bylaw about "b&b type operations, intended to supplement income of resident, not provide income for an off island owner.

I think an incentive to property owners to provide year round stable safe and adequate housing might help steer land owners away from airbnb. I think there are also a lot of secondary homes that sit empty for most of the year as the owners don't live here and may visit for a couple of weeks during the summer. These are often large homes with a big property, and if there was an incentive for those owners to provide a space for one local to live year round perhaps that would help. I say incentives as i believe that is a better option, but i also believe an appropriate punishment in the form of higher taxes for empty homes, more regulation on airbnb properties etc could help redirect the use of some properties and homes towards stable year round housing.

More empty homes tax. And more affordable housing projects. Money from empty homes tax goes directly toward affordable housing.

Ban air b&b's housing for Courtesans first

Absolutely. It is well past time the zoning restrictions on RU- 1 allow for subdivision and/or additional secondary dwellings. These will provide needed income and support for an aging population as well as housing for young families and workers.

We need less airbnbs and more housing for our community members on cortes. Many capable hardworking people leave due to no where to live and this also creates a labour shortage along with no help from the younger generation to the elderly here on island... the affordable rental problem along with no available rentals at all is a vicious circle here on island

No affordable housing on Cortes limits population growth and development. On an island this size, were the population grow substantially, the WATER resources would be depleted like other islands in the Salish Sea. I do NOT wish for more people on this island. Spells disaster for the natural world here.

Less Air Bnbs More long term rentals All the empty houses here should be rented instead of staying empty.

Create some restrictions on the number of air b & b. ALSO: very important: revise Landlord and Tenant Act so that Landlords have some kind of influence over terminating tenancy agreements when less than desirable situations Sri de. Many people here with rental accommodations are afraid to rent long term because they have been burned by tenants that do t pay rent and won't move out. I realize the tenant needs solid rights but the landlords here are quite concerned about not being in control of their own asset and primary residence.

More restrictions and taxes on airbnbs to encourage more places to offer permanent rentals to locals instead of going the airbnb route. Zoning to allow more secondary dwellings such as tiny

homes that could be rented to locals. More incentives to encourage secondary dwellings for local rentals.

More long term rentals, reasonable rents

limit short term rentals. Air b and b has been extremely detrimental to me as a low income renter

no

Restrictions on people who own land here and don't use it year round. Contributing members of the community should have stable housing access, not just tourists who pour into the economy for a few weeks every year.

It is a difficult problem that isn't easily answered. Every renter in B.C. is screaming out, "where am I to live affordably?!?" There should be more government funded housing in cities. In an "adult summer camp" like Cortes, the seasonal employers should be providing housing to their transient workers. I apologize for not having any constructive or clear answers to this question. I wouldn't want more housing to be created here because it would continue to clog up an already very busy ferry.

Not sure I know enough. Increase number of buildings aloud to be rented out on a big enough property, maybe even make it mandatory for certain areas. I don't want Cortes to all be 1/2 acre lots, but I don't think anyone should have, or deserves 10+ acres of land. Obviously should be circumstantial, a lot of land can't be built on and if somebody wants to feel good about themselves owning a creek fine by me. My property is a little under 5 acres, and I just don't need that much space, but my understanding is I can't subdivide if my property is under 10 acres? Again I don't know what I'm talking about.

Build more affordable housing. There is absolutely none

dramatic shift in wages so that people can afford to live here

- More non profit developments like Siskin Lane. - an Airbnb tax that puts fund into community housing. - support for Cortes Housing Society to create more affordable inter-generational rental housing

Ban Air BNB!! More affordable housing. non-Canadians shouldn't be able to buy property here and then rent it out or only visit occasionally

more rental unit and low income housing units available

I hope for a rural island approach to affordable housing that respects the needs of fragile ecosystems on these small islands and supports a diverse and thriving community. Density is not always the answer. I wonder if it's possible to create a rural island approach to small dwellings, in harmony with the natural landscape.

More affordable housing options are essential. Increased housing density. Housing co-ops. Zoning that allows land owners to build additional cabins or tiny homes or rental suites. Incentives for creating rentals. Greater taxes to discourage home owners from leaving secondary properties sitting empty or used only seasonally or as vacation rentals. Priority given to housing local residents and community members. Tiny home village? Creating some new lots for purchase from existing crown land.

Increase density in downtown areas, allow for wider range of flexibility with respect to building & zoning. Offer incentives to property owners who are willing to make land, buildings, resources available to ease market pressures on affordability. For example, offer increased density & or zoning changes where owners/developers stand to benefit so they in turn can offer more affordable housing options. Binding agreements that do not allow for speculation of affordable housing product.

Creative solutions, funding

Perhaps a tax for property owners for whom the island is not their primary residence. This tax, and prudent changes in zoning could support cohousing villages, tiny home villages, well maintained RV parks, shared garden spaces to support a sustainable food supply. Perhaps also property owners who are part time or vacation residents who do not wish to rent their homes, could be required to build a cabin, RV pad or tiny home that would be rented to year round tenants.

Organized trailer parks with services ie; pad with water, electrical sewage is an affordable option.

Need to allow people to sub divide

Get rid of airbnb

Modify zoning bylaws to allow affordable housing.

Stop allowing foreign ownership. Stop airbnb. Insist seasonal residents offer a space for year round housing. An Island trust and building codes.

Home / landowners should have to provide year-round housing before offering short-term rentals to visitors. I understand that tourism is significant to the local economy, but there won't be anyone to service the tourists without stable housing. This could be accomplished by an empty house tax, or other bylaws which encourage home / landowners to prioritize housing to locals.

Implement an empty home tax, and/or make incentives for property owners to rent out their place that is otherwise sitting empty. Allow re-zoning wherever possible to allow more liveable dwellings.

SRD could do a lot MORE to support the building of affordable housing in remote communities. For example: 1/ SRD purchasing and/or donating land for non-profit groups to build & operate. 2/ SRD fast tracking rezoning of land for affordable housing. 3/ SRD pre-zoning centrally-strategically located lands for higher density community housing projects. 4/ SRD partnering with local non-profits to win housing grants. 5/ SRD implement a Vacation Home & Hotel "Tourism" tax to collect funds for local non-profit housing groups. 6/ SRD find creative ways to incorporate zoning bylaws for fully serviced tiny home communities & floating home communities.

We need to develop more affordable, stable, and suitable housing for tradespeople.

Co-op land and housing

We need more low income rentals that are year round. Air bnb has killed the housing for workers and families.

Allow Guest Cabin square footage to 1200Sq. Ft. Allow additional accommodations on 10 acre or more lots.

tax b&bs

- create bylaws that enable trailerable homes - financial incentive and support for people to create extra housing on their property. - reduce the minimum lot size so that land could be subdivided for a family member. - create an additional tax on homes sold over 1.5 million that goes specifically to creation of affordable housing - extra tax for foreign ownership that goes specifically to creation of affordable housing - extra tax on unoccupied homes that goes specifically to creation of affordable housing

Restrictive land-use regulations and costly environmental regulations make it virtually impossible to build housing cost-effectively. This reduces the number of housing units, driving up the cost of existing units. Fewer government regulations would help to open up the private housing market.

Summer evictions should not be permitted.

Ban vacation rentals and non resident ownership

n/a

If there were adjustments to the zoning conditions, more landowners could build secondary dwellings on their acreages and contribute year-round housing for the health of our community. (Or, sadly and more realistically, they could build Air B&B rentals for visitors - but I imagine some would be willing to commit to long term rentals) Government funded higher density housing would make a massive positive difference and would help to encourage people to stay and contribute to our community and economy. Maybe some of the funding could come from added taxes to homeowners prioritizing vacation rentals over year round housing? Perhaps an added tax on homes that are unoccupied for a certain amount of time per year? Previously visitors who owned property here would rent out their houses during the off season. That has become less common and has contributed to the housing shortage. Although it was by no means a perfect system, (with people having to find alternate housing during the summer months) at least there were some options for people wanting to stay.

Build the subsidized housing we have applied for. The community really needs it here on Cortes. Stop foreign ownership of property in Canada. Disallow the corporatization of housing.

Nationalize vacations homes, over 1000 square feet, and use them to house people who contribute to our community.

Open up zoning for tiny houses and tiny house communities

Need affordable housing construction.

Make affordable housing a priority - and review regulations to make it easier to construct homes.

Please help a single middle aged male with health issues and no income access housing.

Create opportunities for young people to purchase land / a home through communal property or other strategy.

Address the impact of AirBnBs on housing, set up local Air-bnb platform so that money for this doesn't go off island, determine incentives for landowners to allow more tenants on their land, set up a land bank for local housing, so many things the regional district could be doing to support our communities. Fund a coordinator for this via a local non-profit society administered by people who know the community (not by an off-island person who does not know the community).

I suggest that we outlaw the owning of second homes. We are in a climate and biodiversity emergency, and we need an emergency response that includes solutions previously not considered. we could have plentiful affordable housing if the costs weren't driven up by investment and leisure properties owned by super-wealthy. We could create many jobs by converting these (mostly) oversized homes into appropriate sized units. This would liberate people's time and energy so they could focus on the issues of the day that will effect all future generations (especially climate change). emergency mode.

23. IS THERE ANYTHING ELSE THAT YOU WOULD LIKE TO TELL US ABOUT YOUR HOUSING EXPERIENCES OR ANY OTHER HOUSING CONCERNS YOU WOULD LIKE TO SHARE?

I just really hope that there is a way to have diverse demographics of people living on Cortes. Currently, the housing market and rental shortages prioritize those who are retired, moving from the cities and have wealth accumulated. The locals who have lived here for 30 plus years are the ones without housing. It's very sad. Something needs to change.

Put luxury tax on house over 2400 square feet or some such. Tax foreign ownership, tax empty houses. Put funds toward social housing

All peers from my income bracket and age group live in unstable housing or off-grid options (RV, sailboats, etc.). There are no affordable housing options for young people and living off-grid and outside the housing system is the only option in the future

Home owners are somehow expected to rent their homes cheap because people come to the island with no job or have no skills. Most do not stat long because of lack of services , busy ferries, etc. If there were mobile home parks they could live inexpensivly and work on the island. Many people do not stay morel thaln a year or two.

My last landlord was a bully and invaded my privacy and did not respect my personal boundaries. It was very upsetting to have him show up in the middle of my move sneaking around the property. As a older female it was threatening. He even came to my workplace, totally unacceptable!

have moved too many times to count. TAX vacation rentals, FINE illegal Air b&b's, maybe incentives for landlord to make homes liveable and healthier.

Provincial Government has made it illegal to build your own home/shack. = high cost to construct a home.

Thanks for making this a priority

My biggest concern is for the people who really want to be here, really give back to the community, and really want to make a good life for themselves. Some of these people show up, and live in tents, in the winter, hoping to wiggle their way into someone's heart, so that they can find a permanent place to stay. One such fellow met an untimely end because of his deplorable housing situation. It doesn't need to be that way if we work together, but we have to be willing to work together.

In order to support ourselves in our later years, our house needs to retain its value. It's the only safety net we have. Listening to the demands by renters is stressful and concerning. Not that we don't have empathy, but there's very little understanding of the sacrifices we've made and continue

to make to own a home that we love. We don't travel for instance, we don't have toys like ATVs or fancy cars. Taxes are very high and we don't get tax breaks for providing our own housing for example.

when capitalism is becoming so aggressive in the real estate market we are going too far. canada sign the declaration of human right after the second world war and we agree that any person as a right to a shelter.

if more affordable housing is made available on cortes it will fill and more people will show up crying for housing.

Less bureaucracy

Lack of affordability - I only own because I inherited.

It would please me to see a new housing situation which could still have some degree of privacy from neighbors. I like the way that Siskin lane turned out.

I am afraid the island is heading to the state of many small islands, where population density is the problem. Houses stacked side by side , small lots, and unable to sustain itself, except by raiseing taxes yo the point where no one can afford anyway. A place can only hold so many people. At some point we have to say "no more room available.

It's impossible to find a house to rent on Cortes island. In the past 10 years I moved 6 times. At some rentals the landlord kicked us out in the summer to vacation here. At others there were mold issues and repairs that the landlord never fixed. On numerous occasions potential Landlords refused to rent to me because I have children.

It's super stressful trying to secure year round housing. It affects health.

Affordable year round housing is an issue here.

I know many people who love in tents or their car during the summer when cabins are being pit up on airbnb. I know many people who have to move off the island in order to find housing. I know many people loving in inadequate housing situations as it is the only thing that they can find. I know many people who work on these multimillion dollar vacation homes maintaining it's various aspects, seeing it sot empty for most of the year, but without a stable place to live themselves. I know being able to find adequate housing on cortes is a huge problem for a lot of people.

I would like to see help for people on AOS or PWS .With home improvements. There is help from the ministry but not for seniors

Mold and intermittent rat infestations have seriously impacted my long-term health. The cost of a major renovation is beyond my reach. RU-1 zoning should be revamped to offer greater flexibility for 10 acre "neighbourhood" lots; an additional granny or worker suite is not the end of the world and would make a substantial difference in the lives of my neighbours and I.

The community needs to care more about its community members. Housing is tye biggest issue when it comes to other community problems.. such as crime, homelessness, drug addiction, domestic violence, animals being abandoned and abused and children ending up in the system which is a nasty cycle of its own

No skilled tradesmen, handymen for household and garden maintenance. Cannot afford the going rate of \$30 hour for unskilled individuals.

I moved back here in October 2020. Now in March 2022, this is the third place I've lived. And come April I will move to a fourth location and each time it's worse for amenities because I will take what I can find.

We need more affordable rentals managed by an organization. We need zoning to be relaxed to allow for more dwellings on large properties. We need insurance companies to allow for tiny homes on properties that some other party owns and lives in. We were unable to insure our own house and property when we wanted to share our property with friends with a tiny home.

I am a senior with disabilities which will become more problematic, at the moment I have inadequate heat and no plumbing

no

Stable housing could easily lead to a more stable workforce.

Cortes is a small, special little haven, I feel like people far out of Cortesian wealth will continue to buy up the island and there is nothing that will stop that. I'd try and make it more comfortable for the people that will have to continue to cater to the wealthier people coming. If you want a mansion you should probably back up your wasted space with a duplex.

There's not enough housing so I have to live with my grandma and her house is falling apart and needs major repairs. There is no rentals on Cortes island.

millions of dollars are spent on excess while people struggle to secure the basics. the resources are here, but they must be taken and redistributed

Like a lot of people on Cortes, I lose my housing in May for the summer. It's important to be aware that just because someone has housing in March (the time of this survey) it doesn't mean they have housing for the whole year.

extreme instability of housing causes a lot of stress on this small island. I am currently forced into a work trade situation due to the housing shortage

Many long term residents 10 and 20+ years living on Cortes and contributing to the community are struggling to find any housing these days, while hundreds of homes sit empty for much of the year. Even seasonal housing is very limited. People are having to leave the island because of the housing scarcity. Landlords get away with unacceptable practices because people are so desperate for a place to live that they put up with unthinkable circumstances. I feel fortunate to live in a 300sq ft cabin with doors that don't properly open or shut, with no locks, no laundry, no insulation in the floors, no indoor bathroom, no bedroom, no portable water and the only heat source being a broken woodstove and a landlord who doesn't maintain or repair the cabin or property and will not provide any rental agreement.

Housing affordability increases the amount of money spent locally in the community which is good for everyone. High mortgages and rents means all that money goes out of town to the big banks in the big cities which is not good for local opportunity or community.

The downside of vacation rentals = suffering and borderline situations of struggling workers, contributes to substance abuse/self medicating. Dignity is the cornerstone of a solution to housing/homelessness/desperate situations.

I currently live on a boat. From where I am moored, I can see 8 homes...only two of which are occupied year round by locals. The other homes have been empty more than 9 months of the year. Having been in contact directly or indirectly with all of the other owners of these homes, I have learned that none of them were willing to either rent their homes. I can understand this. But also, none of them were willing to consider renting cabins, garden space or allow a situation for a trailer or an RV, or even moorage at the unused docks. In the meantime, it is heartbreaking to watch long term residents, who have made significant social, cultural and economic contributions to the community, be finally beaten by the lack of housing and/or skyrocketing property prices, and have had to move off island. Many of those who chose to stay are left with either substandard or unstable or unreliable tenancy. One last issue: perhaps some kind of ordinances that restrict vacation rentals could be considered. For instance, the Hollyhock retreat center, which for many years made some of their facilities available in the off season, no longer offered that...and several houses sat for months, other than for a few days. This makes neither good economic nor social sense.

I've built over a dozen affordable homes on Cortes (not spec) now its illegal without a license. Forest land homesteads were down zoned from 10ac to unsubdividable parcels without thought for the communities future needs.

Local governments need to change with the times. Simply throwing cash at the problem alone won't solve the problem.

It has been awful. Humiliating. I rented a place with no running water or woodstove. On an island a woodstove is vital. I had to haul water by bike. I currently rent a tiny house with only cold water coming in by garden house. Electricity is a bunch of extension cords. I am supposed to have access to laundry and a bath in the main house on property but the current tenants there do not make space or time for me. I have limited opportunities to bathe or shower at friends places but then lose access in the summer as it turns into a holiday rental. In the summer I bathe in the lakes or ocean. My gas oven is unsafe. My landlord refuses to fix. I cannot use it. The woodstove stove pipe has a huge gap so I get lots of smoke etc etc.

Properties that are zoned RU-1 on Cortes should be allowed to have 2 full size dwellings. Currently the second dwelling is only allowed to be a secondary suite.

I am pleased to hear that there are some initiatives that are attempting to deal with these issues. Also, some of the housing that is available is barely livable for heat, water, toilet facilities and other basic requirements.

Government sponsored housing

Allow an additional accommodation for a Senior.

Appreciate that time and resources are being used to address and hopefully resolve this huge problem. This is a growing issue and trusting that positive solutions will manifest! Thank you.

I was left homeless for two months when I purchased my home because of BC Housing regulations pandering to renters. This type of rule (number of months notice plus one-month free rent) also makes renting risky if a person is thinking about selling. These types of rules, while perhaps well intended, reduce the number of rental units in our community.

n/a

Nah, I think that about covers it for now, thanks for asking. :)

The property I am living on is on the market. When it sells I may be homeless=anxiety. Unstable housing is not conducive to wellness both physical and mental nor does it serve the society except for the rich.

We have been lucky with housing, but I hear many stories of people that would love to stay on the island or have crappy rentals. Also staffing the few businesses is hard, one challenge is housing issue.

Consider reviewing bylaw restricting more than one family home on properties - allow people to construct a rental home on their property if they own more than 2 acres.

Please help us with housing. If we can find housing then we need to leave in the summer for vacation rentals... and can't afford to pay summer costs. Food is also really expensive and gas.

We are currently building on Cortes, and finding it a wonderful community with many skilled tradespeople.

Lack of housing is an emergency situation. Get out of your office and engage with residents in the communities, meet with them in person. We need local solutions made by local people, make it community-driven in every way, and support the solutions that are created through funding and other resources.

I don't think that everyone is entitled to housing at a price that suits them, wherever they want it. But I do think that people are entitled to land to build a secure life for themselves. Let's make land accessible for people to build their own homes. Below-market rate tiny home pads in ecologically appropriate locations is what we need.

ELECTORAL AREA C

21. ARE YOU AWARE OF ANY HOUSING ISSUES THAT DO NOT DIRECTLY AFFECT YOU, BUT MAY AFFECT MEMBERS OF YOUR FAMILY OR COMMUNITY?

There are desperate housing needs for many people, the younger adults, the disabled, low income seniors, seniors/disabled needing appropriate senior friendly accommodation close to stores and other amenities. There is a need for houses/units for seniors to downsize to (which would free up some larger homes for families) There is a need for housing for the currently homeless.

Quadra Island needs affordable housing for young people and seniors. We need areas of high density, affordable housing. We need young people to service our tourism industry, keep our schools functioning. The OCP is over 50 years old with so many amendments it is not understandable. We need a Regional Director that understands the big picture and one who is ready for changes.

Yes. Many of my friends are being evicted from their housing for summer rentals (air bnbs) and landlord use. I have a coworker at the grocery store who is living in a boat, working full time, and another who is working part time living in their mini van. I know of a senior man who has been living in his pick up truck camper for the last two years while waiting for affordable housing to come through.

yes

There is no housing available. I am living in a side room semiconverted into a suite but almost everyone else I know is living in trailers, sheds, boats, RVs; Or houses with rat and mold issues that are subject to be torn down soon, thereby displacing the inhabitants once again. The thing is that there IS a lot more housing available but we've slowly watched them all come off of the market and be moved to airbnb. When I was searching for a place.. there was nothing here available. But 250+ airbnbs. Do you have any idea how frustrating that is? I am very lucky to be where I am at now. But I am worried about the cost of rent in the future. There are other rentals.. just a bedroom and bathroom, no kitchen, going for \$1000/mnth. And people are jumping on them because they need ANYTHING. But that's not sustainable either. We need safe, healthy and enjoyable housing that is affordable for minimum wage earners and young folks just starting out.

Yes! Not enough affordable housing. Too many Air bnb's. Instead of making a trailer park where locals could live affordable in a RV they are putting in RV spots for tourists who want to play f-ing golf.

Yes I am fully aware! The elderly, homeless, disabled cannot afford a place of their own. Having roommates can be challenging. I know with my income I am unable to find affordable housing should I lose my home. It needs to be better...it has to be better!

lack of affordable housing! There are many rentals units on Quadra Island but most of them are now being rented as air bnb's and are not available for long term renter's. We need a bylaw that says only spaces in your main residence can be rented as air bnb!

Lack of affordable rental properties. Lack of affordable housing for purchase.

Assessments went up 40% across Quadra. Young families cannot afford to buy a house here. There are fewer long term rentals available than before, as many have become vacation rentals. Businesses have trouble finding staff because they in turn can't find housing. I don't want to see us become a community of only rich retired people.

Yes my children are in a generation where housing costs have made home ownership almost unattainable. One of the rents a fifth wheel as rent is even too high here to be in a cabin. Rental options on island are near impossible for your people due to cost. People also tend to air BnB their cabins and extra dwelling as it makes them more money. That leaves less available for full time renters.

Cost of housing Low availability Competing with buyers from lower mainland

I have 2 rentals on my property and I charge less than the going rate because they wouldn't be able to afford to live on Quadra with the rental shortages and increasingly high rents being charged.

There is very little rental accommodation available on Quadra Island. Families move away because they cannot afford to rent the homes that are available and the quality of homes is quite poor because of lack of required building permits. The local school has been declining in population for over a decade as a result. Our community is aging with very few young people being able to get a foothold here. There are less and less people to do the service and care jobs that seniors will need. This is a big issue for the people who are aging in place.

Many of the older folks on the island want/need to downsize but nothing suitable available eg small townhouses. modular home park, small homes/cabins, tiny home or container parks, co-housing, co-ops.,care home.

<p>Quadra has a community plan that is committed to maintaining a rural environment. This means it is difficult to subdivide acreages to create more housing for families. I know of several people who would do this if the costs and risk of failure were not so high.</p>
<p>Air bnbs sitting empty while long term renters don't have options.</p>
<p>Lack of rentals</p>
<p>Our community is aging and young families can not afford to live here. Housing costs including property taxes are based on prices being paid by rich people buying seasonal homes or retirement homes. Locals are being squeezed off the island. Development is not for affordable housing. It is for profit of the developer who doesn't live here.</p>
<p>No rentals or affordable housing available. We are losing many young families to Vacation Rentals and wealthy vacation properties.</p>
<p>Lack of multi-unit less expensive rentals</p>
<p>vacation rentals put many people out in April til October most years.</p>
<p>Low income housing for young families</p>
<p>People are living in their cars, derelict boats and in trailers without access to water or electricity. There are no rentals on Quadra island! Let alone anything affordable. I will be forced to leave my home because of unaffordable properties no new units being built no subdivisions allowed. This hurting people! We are on the verge of homelessness the community is in crisis!</p>
<p>No available rentals</p>
<p>There is almost rental market on island and with the current director in place , little chance of development ideas outside the cove plan . The cove plan is outdated and needs to be re-evaluated.</p>
<p>Bureaucratic harassment of liveaboards</p>
<p>Air BnB and vacation rentals make year round renting exceptionally difficult. Friends of mine have been kicked out of their homes as soon as tourist season arrives.</p>
<p>Quadra: I'm aware of likely, a few dozen "living rough" people. Homes in the bush, home on a boat - anchored so no dock fee. Other trailers are parked, back of peoples properties . somewhat out of site. Others living in their vehicles rotate to spots at trail heads, road ends, parking lots</p>
<p>Low-income longtime community members are getting squeezed out of housing. The high resale value of homes means that owners are choosing to sell properties that were being rented, used as rooming houses or with yards that allowed trailer parking.</p>
<p>They can not afford the cost of buying. Having a very hard time finding something to rent.</p>
<p>Lack of inventory both to buy and rent.</p>
<p>No where for young workers to live. Limited places seniors to downsize and remain in community. Nothing small but not tiny le: a small home type community but with green space.</p>
<p>Lack of affordable rentals, cost to buy property, cost of heat</p>
<p>no rentals available</p>

People are always looking for somewhere to live on Quadra. Frequently singles/couples with young children. A lot are being kicked out as people sell and long-term rentals are not easily available - also due to issues with difficulties around bad tenants and not knowing what to do.

There is no housing in our area. I have known many people including my family that have been evicted due to landlord use. Some the landlords lived in the house less than 2 months and rerented at a higher cost or turned into an Airbnb. The renters did not want to deal with fighting their ex landlords over it. Private owners starting their own tiny housing villages is not the answer. Opening up crown land for larger acreage properties and allowing people to subdivide their current properties for reasonable money is the answer.

The airbnb rentals in my area steal from potential long term renters and drive prices up because it contributes to the low vacancy rates. Where I live we have less than 1% vacancy but way too many Airbnb and short term rentals. It's a horribly greedy system and the government doesn't actually want to fix it

Rental spaces being turned into vacation rentals. Rental prices too high for people in the service industry.

the lack of rental and seasonal housing.

I have 3 grown sons living with me. There are no rentals they can afford with their wages they make.

No rental housing available locally

Huge housing shortage here on the island and in every community i know of (all of my friends are struggling either under oversized morgatges or untenable rent) up until recently my own rent was over half my income.

lack of affordable housing, like most communities

Lack of affordable homes to buy or rent Increased assessment value of home up by 300,000 this past year - praying property taxes won't be beyond our ability to pay as well as home insurance rates increasing. We are seniors on pensions. Will likely need to sell to downsize and there is no appropriate housing such as nice patio homes available on Quadra, yet the need will increase as many, many of us aging seniors will want to stay here on the island.

We have a massive housing shortage in our community. We work in agriculture and would like to buy land to farm but with the prices being so extremely high, and with lenders unwilling to lend to self employed clients, we're unable to. And if for any reason our tenancy should end in our current rental, it would be impossible to find another in our community, and even more to find one at a reasonable price. We are aware of many families struggling with these issues.

My two children and their families (one in Vancouver and one in Prince George) have so far been unable to find suitable/affordable homes to purchase.

need for all types of affordable stable rental housing for workers, young families, seniors with high to low income if they want to stay in our community

Zoning rules keep property sizes too large to allow densification and cheaper housing options for single people, people working minimum-wage or seasonal work (a lot on the island) and seniors.

Affordable non mouldy rentals for families

I have four children (8,10,14,18) and my 70 year old disabled mother living with me. No one can afford to live on their own or FIND any other rental.

There is nowhere near enough affordable housing to rent or buy on quadra

Severe shortage of rentals for other locals and seasonal workers. My business suffers due to lack of staff caused by lack of affordable rentals.

Absolutely. A massive increase in air B and B and a reduction in rentals. Extremely high rents for inadequate living conditions. People working in service industry such as grocery store have difficulty meeting demands. Families unable to stay due to no availability and extremely high costs. It's seen everywhere, with friends of mine, client etc

there is zero rental zoning or purpose built rentals

AIRBNB has created a terrifying lack of long term, affordable housing. How are we supposed to fill all of the service industry job needs if there is nowhere for us to live? The chronic staffing issues that the Quadra Island service industry faces could be solved if there were places for workers to live. I know so many people who want to live and work on the island but are subjected to living in run down old trailers because the affluent tourists bogart all the available space.

Shortage of rental units and homes for sale. Difficulty getting zoning/OCP changes and approvals for new construction and developments.

Shortage of affordable housing is a problem on Quadra Island. I am a Tiny Home advocate and would love to see several Tiny Home communities that have facilities similar to rv parks but are treated as actual houses. My favorite youtube information/inspiration site is 'Living Big in a Tiny Home'. You can learn everything you want to know about Tiny Home living & communities there. I also believe that these homes should be affordable so that people can own them outright, or within a reasonable amount of time. When things start 'trending' prices often go up but doing this is an affordable way, such as Habitat for Himanity does, should be an option. I've just bought a 28 foot Tiny Home shell and, though I'm excited about it, a lot of it will be DIY with help from friends, sourcing thrifted materials, etc. As a group/community housing project expenses could be kept lower, work completed quicker, with specialists participating in their fields, ie: electricity, plumbing, carpentry, etc.

Lack of housing for younger community members. Businesses struggle to find employees. I've known employees (coworkers) to live in cars, tent, and even rent someone's balcony where they had a makeshift room.

No places to rent . Can't hire staff because they have no where to live and we all know seasonal work makes it breaks this community for year round survival

Over 170 airbnbs on a small island and no affordable rentals for average workers. Every single business on Quadra is struggling to keep running because of lack of workers as we can not find safe and secure accommodation. The system will break and everyone will be affected young and old, homeowners and renters.

Lack of anywhere to live for young people who can't afford their own residence yet.

There are housing issues. Locals want to find a place to stay year round but markets have squeezed them out of buying and vacation rentals have squeezed them out of rental space. When you get generate \$1000 over a 3 night minimum over someone that can afford only \$1000-1200 a month, It

only makes sense. Less use, less damage and overall maintenance. And 4 times the revenue. Plus it's difficult to evict someone in your own asset. Not worth it. Big problem though and I'm not sure how to handle it.

- there is not enough of it - prices to buy are out of range for many people-

Yes.

There are very few rentals available on Quadra. We need way more housing not only for those who already live here but for the many workers we still need! Inexpensive and decent housing options would be wonderful.

Smaller detached units for seniors and young adults. I'm new to the island and it seems that many people want to move back here but can't find a place to rent let alone purchase. Many are willing to live in a trailer but not many people have the septic hook up to accommodate.

too many expensive property's for young people to buy on their income.

Not enough rentals. I always see the corkboard on Facebook flooded with people looking for places to live on Quadra.

There is a lack of affordable housing both to purchase and rent for many people .

shortage of affordable rentals

There seems to be a need for subsidized housing. Perhaps a government / private industry cooperative venture to create rentals that are in sync with wages and inflation. Many local shop employers pay minimum wage and you can't live on Quadra on minimum wage unless you live with your parents.

There is very little housing available for people who earn under \$200,000/yr. Houses on the market currently are all over 1 million dollars, and there are few enough of them.

Lack of affordable rentals for service workers, young families and older people. Lack of affordable housing to purchase for anyone except the wealthy.

none

I know our island could benefit from more affordable housing for renters. We are young and are lucky to have made smart choices and given a leg up with the loss of a parent so our bills are low (mortgage) but this island needs more affordable housing

Affordable housing for young adults and families with small children. Making it possible for all age groups to live here.

Lack of smaller, self-contained houses to enable seniors to downsize without having to move to another region.

Yes: there is a severe shortage of affordable housing for all groups

Lack of rental space or starter homes for younger families. Condos, tiny houses, density are issues. Building of units is stalled due to VIHA regulations for water. This issue needs to be dealt with soon.

Yes, I have a friend who was living in her car until she found a place to live. We had a lot of trouble finding a place to live, eight years ago, when we first moved to Quadra for a new job. At the time, we were able to have someone help us out and rented a place that was on the market for sale but we couldn't afford to buy it. We are lucky to have been able to buy our home when we did but given the recent price increases, if we hadn't found something at that time we would be priced out of the market now.

Lack of housing for those with mental health issues, addiction issues, and low income people who are barely holding it together at the moment (including seniors who are renters). Personal income not keeping up with cost of living. Unexpected changes such as change of landlord or death of current landlord leading to a forced eviction due to unit being sold, when the availability of rental units is nonexistent.

yes. Housing costs mean that my best friend who lived here 28yrs,cannot afford to buy a house here on Quadra. they sold their house 3 years ago, rented, now costs of houses have gone too high -they are moving to Nova Scotia. _

Availability of affordable housing within the rental market

Lack of rental space on Quadra Island. Therefore lack of finding employees for lots of employers on the island, especially in the summer. Rising home costs make it difficult for young families to move/live here. However, none of those issues affect me personally We rent out living space and try to keep the rent affordable for the tenants.

Too little rental accommodation, partially due to the preponderance of holiday short-term rentals.

As a small business owner and someone who grew up on Quadra Island I see the struggle younger generations are going through to find housing. Rentals are increasingly hard to come by and finding property to buy for a young family trying to make a living on the island is not possible. There are younger generations that have grown up here and want to stay but just can't make it without some kind of affordable housing. As a business owner I am experiencing the lack of labour options because of this.

yes. most of Quadra Island rentals are now ABNB's zero vacancy rate.

No

Affordability and availability of housing for my parents and friends who have deep roots in the community. The lack of housing has also made it hard for local businesses to hire and retain staff, leading to reduced amenities in an already small and relatively remote community.

Workers in local service industry are unable to find accommodation during peak season. Some accommodation is available off-season, but this makes the situation unsuitable for families.

yes

I can afford places to live even if I have to keep moving, but I subsidize my roommates' rents because otherwise despite being employed in important ways on the island, they couldn't afford to live here at all. Short term vacation rentals and an absurd housing market driiiiiiiive the rents so it is becoming impossible to live and work in the same place.

Yes, lack of and cost of homes are not adequate in todays society.

Yes! Essential workers cannot afford to live here, and housing for them is extremely difficult to find even if they could afford it. This impacts the entire community as we need these services. Young people are leaving the area as the prospects for making a living and an affordable wage are severely limited.

Extreme cost to purchase a home. Also, nothing to rent in the vicinity.

Lack of rental housing and affordable housing for all ages.

Not enough rentals and accommodations for families and seniors.

affordable & accessible housing

Lack of general homes, properties.

22. DO YOU HAVE ANY COMMENTS OR SUGGESTIONS TO IMPROVE HOUSING IN YOUR COMMUNITY?

Some land should be made available somehow to build low cost housing at /nearby one of the 2 population centres. There are people living in the bush, or really substandard accommodation such as old trailers, some with no sanitation or electricity. Minimal safe shelter with basic facilities could be provided at reasonable cost if some land and the appropriate zoning permits etc were provided.

Review the official community plan to allow areas for density, Like Mobil homes, apartments, an rv park. The OCP only pleases a group of people that want no changes. It is unrealistic to think the island will stay how it was 50 years ago. Canada has a housing crisis; that is more important.

Due to the nature of the housing that is available (cottages, second properties) we need to regulate air bnbs at a provincial and federal level via taxation, and provide incentives for people with multiple livable units to rent long term and ensure stability for services on Quadra island.

build more

Rules and regulations around airbnb. Start taxing them like hotels are and suddenly people may not be so into that revenue stream perhaps. I'm not going to pretend to have the answer, it's complicated. But we function as communities, whether we like that or not. And if we want services available to us, we have to allow space for those services to exist. And that includes labour.

RV park would be great. Low income apartments.

Stop allowing the cost of housing to skyrocket and build affordable housing.

First and foremost, it's time to redo the Official Community plan! Make more land available for affordable housing. Partner with the Provincial Gov't to accomplish this.

Multi unit housing. Duplex, Triplex, Quadplex, etc. More cost effective to build a multi unit home than to build a single occupancy home. The costs to service multi unit are more but the land purchase costs are the same.

Make it more expensive for people to have second homes and speculate in housing.

Affordable housing! This may be to purchase or rent...either way these are very much missing in our community.

More affordable rentals Restrict out of town buyers

Provide an incentive for landlords to charge less rent to long-term tenants in the form of a grant or lower taxes, and allow a homeowner to have an in-suite rental in their home or on their property without deeming it illegal if renting to non-family members.

Remove barriers to construction of higher density housing like townhouses or duplexes. Update zoning laws to allow property owners to build multiple suites or secondary units when the owner is a resident on the property. An in-law suite is useful for our aging parents but we also want to be able to provide housing for a nurse or caregiver without them living in our home. All property owners should be encouraged to build long term accommodation secondary suites (as opposed to BnB or hotel rooms for temporary stays). Long term tenancy (proven with a lease) should qualify for a tax relief or a tax credit since this provides less income for the owner but it benefits their community and helps address a very real housing crisis.

As mentioned above. Young folks also need more rentals that are reasonably priced. Perhaps a youth hostel of some kind for seasonal workers. More small apartments to rent.

Better balance in approving subdivision.

Require long term rentals on any property with air bnb (like tofino).

#1 solution is to prohibit vacation rentals in cabins and suites (bedrooms in owner's home would be ok as in a classic B&B). If you look at the number of Air B&B's on Quadra Island on their website you will be surprised. It is unbelievable. Banning these would instantly improve long-term rental stock. Because of lack of supply the costs of housing (rent and buy) has skyrocketed.

Recent applications to build affordable housing have been thwarted by water quality requirements that were based on assumption, not actual data from the water source. The required systems to insure water safety put building costs \$150,000 - \$165,000 over budget. Some projects could not be completed due to added cost. Actual, current data from water source needs to be a factor in determining water quality and any need for additional care of water. Permits for building need to include affordable housing especially for seniors and young families.

Affordable housing is not possible in the private sector. The government needs to step-up before our island communities are gutted/hollowed out and nothing but outposts for wealthy vacationers. Dovetailing food security and housing stock is the challenge that must be tackled in a changing world.

On Quadra Is. we don't allow trailer parks anywhere on the island, or any multi-unit housing anywhere except at Quathiaski Cove. This is terribly rigid, snobbish and elitist, and does not help the plight of renters who might move here and actually stay here to create a stable life by filling the many jobs that are available now - if there was somewhere to live! We need responsibly run trailer parks and townhouse developments and modest apartment buildings for workers to live in. Since our lot sizes are "rural" and quite large here there is lots of space to provide vegetated buffer zones around any developments giving privacy and so as to not offend anyone who does not want to look at such developments. eg Murakami Gardens on Saltspring Is. was one such solution.

invest in townsite expansion of affordable housing, perhaps ecovillages, townhomes and/or tiny home complexes with shared gardens and social spaces. air b&b and vacation rentals should be max 50% of any one's rental housing. the remainder being long term. (if we don't enforce this it will never happen).

We need more housing for seniors
Cut the red tape. Allow multiple dwellings on properties and allow sub divisions. The young people are being forced out of our childhood homes
Build multifamily and affordable housing
See previous comment
Welcome liveboards, and appreciate the work they do. Entrench our rights, as they do renters.
There is extremely limited housing, and most is substandard housing. For example - trailers, converted vehicles etc without running or potable water and indoor plumbing.
We, like most communities in BC / nationally ; globally have a home as a right crisis! The ubber rich, have many apartments in locations that lie empty. Recently, real estate is being traded, no different from mineral stocks ie. by the piece for a 12% rate of return. These speculators are pumping up prices in every community!
We need housing for low-income seniors and singles and struggling families.
Government subsidized low-income housing we've been doing it for years why are we not doing it now! Find a fun build the houses I'm be done with it the survey is this costing more money that could have gone into low-income housing projects.
Allow people like us to subdivide our 5 acres hassle free. Allow clusters of tiny lots that people can have smaller homes on without resorting to apartment type places (as we live in a rural setting vs city)
More affordable housing being built, limit air bnb, low income housing available to families In need
it's time to allow acreages with wells able to support a second home, the opportunity to have a second residence on five or more acres
More support for long-term rental housing, a lot of people can't afford to buy, is it possible to give support to people who are willing to rent their property - perhaps like a local rental board that helps protect landlords rights as well as tenants rights - with standard contracts/check-ins and assistance if having difficulties (eg tenants who start to trash the place or landlords who don't fix things)
Make subdividing less cost prohibitive and less hoops.
It should not cost \$60,000 plus to split your own land up into small parcels. The government talks a good game about making housing affordable but turns around and makes even the basics to expensive to accomplish. Also 95% of bc is provincial crown land why not start selling off parcels at an affordable price to entice people to new areas and stop the population increase in already low vacancy areas. Thirdly it should illegal to have airbnb in areas with less than 2% vacancy rates.
Rent freeze. Rent cap based on size of unit.
This is one in a long list of housing surveys I have answered and nothing seems to come from them. Many years ago the Quathiaski Cove Plan was approved, however the SRD did not plan how to implement it. There is currently an issue with water supply in smaller lots and the SRD wants independent owners to cover the cost of water supply adding tens of thousands of dollars to

development. They don't want to implement a potable community water system which, although expensive, would help densify Quathiaski Cove. This is a political issue and there is no will to address it. The sewer in the Cove is also an issue. The rates go up in large percentages from year to year. Although the SRD says the system is running well, we get letters saying they need to fix something else and rates go up.

Need affordable rentals under \$1500. Affordable land so they could build a small home. Why is land so expensive? Where do people get the land in the first place so as to sell it for so much money?

Push for rezoning of ALR property to allow for more secondary dwellings or subdivision.

Co-op housing projects could work really well for the island, and maybe some high density rental units in the cove would be good as well, theres always about 20 or so families looking for housing on Quadra.

creating conditions that would encourage vacation rental properties to return to low cost rental housing.

I believe a Coop housing complex allowing for single people, couples, families and seniors would be a great asset on Quadra. It's would be an affordable and sustainable way to increase housing here which is so badly needed. People could buy in and when they are ready to leave with \$ to invest elsewhere.

We are on Quadra island, and there is a reluctance here to allow any development at all. While I understand that we want to retain the rural nature of the island, there is also a very real need for housing. Taxing empty houses and rules which limit vacation rentals would be a start, but also a more timely and efficient process for allowing more housing would be hugely beneficial. In our community there is concern about available water, if mandates and subsidies were offered to encourage rain water harvesting in new builds, or to retro fit current homes that are on wells, that would help to alleviate some of the resistance to growth. Also allowing reasonable and simplified subdivision of large acreages, into 5 acre plots for instance, and making crown land available for the same purpose would be helpful.

It is becoming increasingly clear that government subsidized (social) housing needs to be brought forward. The private sector is now building only for those who are relatively wealthy and up. A lot of folks are being left out in the cold.

restrict air b'nb; incentives for landlords to rent; support services for renters who are hard to house because of mental health/addiction issues, so landlords here are afraid to rent to them.(so such service here.) Island health push to have community water system is restricting housing starts in area where higher density housing is permitted SRD has few fee breaks for non-profit housing developers

Change the zoning! My property was built with 4 units. Two are not accessible except by outside staircase, so obviously not designed as a single residence, even though that's the zoning. I provide homes for 3 other families but am zoned "single residential" (even though surrounded by commercial properties) although I am allowed to have "lodgers". What a dumb rule! A four-plex (one on top of the other) is so practical -- one foundation, one roof for 4 homes. It looks like a normal (large 5000 sq ft) house from the outside, so does not interfere with the "look" of the neighbourhood. I am on less than an acre of land, but it provides plenty of parking space and the septic system and well meets our needs well (I collect rainwater in two 2500 gallon tanks for

irrigating me extensive gardens and my animals). This should be the model for affordable housing on the island!

Needs to have some sort of apartment / small house for families and singles to rent and afford to stay on Quadra

There is NO affordable housing on Quadra Island. None.

Affordable housing for working families

We need a reduction of the minimum lot size and number of dwellings allowed on lots. Easement of VIHA's restrictions on water distribution for multi-dwelling parcels of land.

Limitation on air band b, incentives for long term and lower cost rentals

apartment buildings are needed

AIRBNB should be banned. All of these small rental units are taking away from long term housing and driving up realty prices. Nothing will be affordable to the people who bag your groceries, serve your coffee or make sure that the gas station is open.

Listen to community members who don't necessarily fall into the category of NIMBY/Obstructionists. Take a logical look at responsible development but let's start acknowledging that our island (Quadra) needs a certain amount of new development to meet our housing needs and support our economy. Time for a Regional Director who is not a NIMBY.

I think I just answered this.

Better community planning for development. Realizing development is an asset, but coming up a strategic plan on how to best support development and housing projects on island.

It should be easier to subdivide or build more houses on a property especially family owned . Too many rules

Regulate, inspect and charge airbnb, vrbo and non commercial vacation rentals harsher. Regulate and tax empty vacation homes that sit unused and don't contribute to local economy. More low income housing options for local workers without bringing in condos or apartments buildings.

It WOULD be nice to have an apartment block, maybe co-owned by some island residents, for first arrivals and young people who can't yet afford to buy.

Smaller lot sizes in certain areas. There are some places to be developed and people should have the chance to put a dwelling to live here. They don't all have to be mansions. They don't all have to be trailers either.

*Perhaps accomodation for tiny homes or mobile homeparks which are affordable for families and not owned by property owners who leave the accomodation empty for most of the year.

Yes. Disallow Air BB. Restructure and rewrite rental agreements. Freeze land and home sale prices.

Some sort of tiny home idea. Not sure if apartments are feasible.

Higher density in Quathiaski cove. Water survey and serious decisions about water use and conservation.

i would like to see the property taxes for people who own their own homes for at least 5 years not to go up more than the cost of living and the people who flip houses, use their properties for vacation rental, or have their vacation homes here pay much more in property taxes.

Subdivide more land. Build more houses. 5 acres is plenty of space and privacy. We are actually hoping to subdivide into 2x 2.5 acres and sell half the land that our house isn't on this year.

We have considered setting up a space for a trailer but the cost of hydro connection is prohibitive.

trailer park

Would love to see housing development for young people and families close to services so walking is an option. Cooperative housing would be a nice fit for Quadra Island.

The OCP encourages a concept of infill on existing properties. Maybe this means if someone has a 9 acre lot in a neighbourhood zoned for 5, that subdividing the lot into a 4 and 5 would be considered good use of that concept/clause, and of the land in general. I think developing the infill clause to include more density on existing properties, at least to 2.5 acres (which is the requirement for stand alone septic) would allow for stable development and increase in housing supply. Not everyone wants or needs to subdivide to 2.5 acres, but for those barely able to afford mortgages, for the old houses that are in need of repair and often don't get it because people are house poor, and for the young people in our community wanting to stay here, settle, raise families, and contribute to our community, it would give them the chance they currently aren't being afforded.

Get VIHA to open their eyes to the real needs of people and stop paying these people to harass but to help. Stop doing studies over and over again with the same results and not actions. Let some of the people in the community with ideas to help do so.

Lower Taxes and development fee's

Letting people subdivide and allow rental units

There is not enough developable land on Quadra Island at reasonable prices for the housing needs. The zoning bylaw, official community plan and development approval process (including VIHA) are far too restrictive to allow economical housing to be built. Q. Cove needs a water distribution system NOW, not wasting time and money on a study.

Recent announcement that a conference center will be allowed to be built here will ruin the nature of the community

More small houses, suitable for one or two people - i.e. of a manageable size - so seniors can continue to live independently.

Due to the rising cost of land and development, cooperative housing should be considered

By-laws that prevent residential property owners from allowing people to reside in an RV on their property are causing homelessness.

Infrastructure seems to be one of the issues. Water, waste, transportation are all things that require coordinated efforts to bring about change. These things are soooo slow to move.

Creation of incentives for homeowners to build an additional home on their property, of a livable size for a family would really help to house more people. The current limit is quite small, it'd be fine for a temporary-use cabin but families need homes and they are almost impossible to find, and have been for years already. Additionally, this would need to be coupled with disincentives for using these secondary dwellings for short-term, AirBnB etc, rentals which have created a terrible situation for families trying to find stable housing in the area. There should also be some restrictions on people renting out trailer space in their front yards because in some areas of Quadra Island it has created very unsightly areas in what are otherwise residential neighbourhoods. Perhaps a trailer park with long-term options would be preferable and contained, and not result in the entire neighbourhood looking like trailer parks.

Building more affordable housing for lower income seniors. Building housing such as community housing where people of all ages could live affordably. Changes in real estate laws to prevent the bidding wars that are now occurring Increase in the Provincial Renters Aid Program for low income Seniors.

more low cost accommodation for younger people, families, cheaper rentals, no selling to people off island who are buying to speculate, more senior housing needed

Allowing second dwellings on smaller lots as a means of filling the desperate need for rentals in the community

Allow incentives for construction of more rental accommodation, and possibly disincentives for short-term holiday accommodation.

The community plan needs to be looked at and some kind of higher density housing needs to happen on Quadra. Also VIHA needs to stream line their bureaucracy in regards to water systems, too many projects have been held captive.

build some low cost housing . the rich get richer and the poor get poorer on this island.

Please find a way to create affordable rental options on BC island

Allowing small apartments/rowhouses, allowing people to subdivide their existing land more easily, allowing a tiny home/trailer park to be built, placing an additional tax on homeowners who are not full-time residents, or building affordable/subsidized housing.

lack of rental housing too many airbandbs

Short term vacation rentals need to be regulated more and to be honest I don't believe in vacation homes at all. Quadra would be so much more resilient if workers could afford to live here.

SRD to ease on their rules and restrictions for businesses to come in and allow growth.

Allow people to build and live in tiny homes/tiny home communities. Rezoning may be needed. This will help essential workers. Limit the number of AirBnBs - encourage owners to rent their spare cabins to longer term renters.

Get control over b and b's that bring many tourists to the area but don't allow long time rentals or hames available to purchase.

Stick to the Community Plan . I do not want high rise apartment buildings here on Quadra Island

Build low income housing and accessible rancher style for older people.

We need more housing - group housing. We need the ability to have "Granny" houses being allowed on lots with another residence.

We need rancher-style low-cost rentals for our aging population

It would be nice to see some developments where new homes can be built.

23. IS THERE ANYTHING ELSE THAT YOU WOULD LIKE TO TELL US ABOUT YOUR HOUSING EXPERIENCES OR ANY OTHER HOUSING CONCERNS YOU WOULD LIKE TO SHARE?

I have been involved in trying to get more housing on Quadra for 14 years and our group has already organised 2 comprehensive surveys. Please could we stop doing surveys and get some action actually addressing what is a well known situation? Have you still got access to the last big detailed survey done by Quadra Circle? We did get the senior's residence built and functioning eventually but the road blocks put in the way were daunting, disheartening and delayed the process. The housing provided by this immense effort is a tiny proportion of what is needed. There is a housing crisis and I believe it should be tackled as the emergency it is with the same total dedication to dealing with the situation as is brought to fires and floods etc.

I lived in my van and couch surfed for two years, and squatted in an art studio for another two years before I found an affordable place to live on Quadra. Too many people are being priced out of their rental homes because air bnb is such a lucrative market for people who have the means. SRD also makes it very hard for people who do have property to build new secondary housing for their family members. It's a desperate situation that needs government intervention.

there are too many tree huggers that feel that other people should not have to live on Quadra unless they are rich

I want to move in with my partner. But we can't move in together at my place (way too small) but his place is likely only available for the next year or two. If we move in together there and the landlord decides to move back to the house we will be looking for another place. This has been discussed and I'm thankful the landlord is being honest. But it also makes moving in together and carrying on with our lives difficult because we are scared of losing housing again.

Too many people evicting tenants so they can have airBnBs

People are renting shacks out illegally as it is the only place some folks can afford. This leads to dangerous situations.

House prices do not relate to income Buyers from lower mainland displace local younger families

AirBnB rentals need to be regulated as to how many can be in one area or at least registered because people think they can make more money and have less hassle by turning their rental into an AirBnB and this has caused an alarming shortage on rentals including short-term summer workers. It's getting worse over the years and will continue to do so until something is done to change the way one can simply take their property off rental and list as an AirBnB.

Our current home is much more expensive than what we can comfortably carry but it was the only option for ownership. We previously lived in a moldy, leaky renovated rental cottage that was way too small for our needs. We have a 35yr mortgage and only about half that time left before we are

retirement age which means realistically we will never retire. We will work until we die and hopefully have enough equity built to avoid being homeless in our old age.

BC's pro renter bias frightens people with vacant cabins from renting creating a greater housing shortage. This contributes to the choice some make to rent through Airbnb or not rent at all. And since they can't subdivide places that could be used sit empty and are not maintained.

Sad but true: we need rentals for staffing for our businesses but we cannot have more people move here. It is unsustainable. A full analysis of BC Ferries data on overloads needs to be included in this report. A full analysis of water quantity is also needed. There are so many homes on Quadra Island that have no water anymore. Return cabins to long term housing stock by banning vacation rentals for use by staff who work here. Do not allow a population increase. Our residents already have lost a significant portion of their income due to the inability to work in Campbell River due to ferry overloads. So many can no longer save money on groceries by going to Campbell River. And many have stopped seeking medical help due to the ferry situation. Please do not leave this out of the equation. It currently takes 3 hours minimum for a return trip Quadra to Campbell River. Resident priority loading or making the new second vessel residents only with the other vessel first come first served might help this situation. We cannot sustain a larger population. Cortes Island also needs its own ferry berth in Campbell River.

Home care for rural communities (most of Quadra) is very limited and inadequate to help seniors or less able adults and minors to stay in their homes. More staff with consistency in staff (care aides, nurses, physio, etc) making the needed daily visits is necessary for quality of life and for care in place. Better at Home on Quadra is very helpful for addressing the non-medical, non-personal care needs in our community.

ALR limitations to housing is a huge barrier to a dynamic food secure future.

I manage our cat rescue charity Quadra Cat Rescue here on Quadra Is. and so I see a lot of stuff that many others don't. Some appalling living conditions, people living out of their cars or in derelict campers up on blocks, or living in shacks that may be unsafe. We can provide background info on housing situations based on our unique observations if you like. Email me at quadracatrescue@yahoo.com

i live on Quadra and we are at serious risk of losing our community due to lack of affordable housing. we need more than just tourists and wealthy landowners. Low wages and short busy season means a feast or famine existence for many essential workers here due to the high cost and low availability of housing on island.

Outlaw Airbnb rentals. 100 airbnbs when locals can't even find a home. Then are destroying the limited housing and only creating further housing crisis. When no one has a home, who will work in the seasonal jobs, who will work at the grocery stores.

Too many air bnb

Legislate a boat dweller' bill of rights.

The potential to purchase a home or land is virtually non-existent for average income individuals and families.

We / the province needs to introduce a speculators tax, on properties being used as a commodity : going to the highest bidder. The bids, are now rigged by computer algorithms.

Low-income housing needs to be in walking distance to existing amenities like medical offices and stores.

I would like to stay, down the road as I age, on Quadra but cannot manage my 5 acres - there could easily and quickly be acreages opened up for small places to be built. Then someone with energy and youth, could have our 5 acres to carry on with food security that it offers.

after paying on my mortgage for the past five years, the actual amount the mortgage has gone down is nothing short of criminal. It's long past time the banks should be able to steal such vast sums of money over so many years.

A bus service on quadra would be awesome - even just from ferry to ferry (back road and front road)...would help a lot of people in terms of access.

The greedy and predator real estate practices line the pockets of the rich, the powerful and our elected officials. It's time to take big money out of the government

The SRD is very good at doing many studies and spending money on them. They don't seem to be as good in managing infrastructure (sewer system) and creating the conditions to promote smart growth and development on this island. They are reactive, not proactive

Why are the elderly and people with disabilities treated unfairly

No

i think theres about 50+ airbnbs operating on the island currently, all detached dwellings that might be rental units if they weren't so profitable to their owners. maybe some sort of subsidy to encourage ppl to transition these into actual rentals? or increased taxation on secondary for profit/guest houses as a deterrent?

when we purchased property here in 1974, land sold for \$10,000 for 10 acres. Since that time land prices have escalated at an exponential rate driven partly by demand, but largely due to a profit driven real estate industry that treats property as an investment and, of course, greed.

In areas where food growth is viable and there is a real interest in agriculture, more land, again, crown land perhaps, should be made available to people who would like to purchase for permaculture and other kinds of farming to provide jobs, housing, and local food in a sustainable way.

I am not at all sure how beneficial this housing needs survey will be. Only senior levels of government are able to adequately address what is quickly becoming a full blown crisis. Market housing is simply too expensive for a large segment of our society.

shortage of Island Health community care workers so seniors trying to live at home longer don't have enough supports , especially for dementia care, respite and and complex care in community . Increase grants for Better at Home programs. Allow trailer parks to have long-term rentals.

Allow multiple tiny homes on properties as long as rainwater collection systems are in place. Allow composting toilets as an alternative or supplement to septic systems for waste management. Have a mobile home park on the island as a low-cost "first rung" housing option. Assess the aquifers on the island to determine exactly how much water is and will be available to determine maximum population size. Limit use of livable accommodations for holiday lets so that it is available for long

term renting. Give landlords tax breaks to encourage them to make their space available for renting to offset the risks of tenant damage.

I am probably moving the family to Alberta. There is no hope for a future here.

rentals need to be fixed term to create opportunities or younger people. way too many seniors on Quadra.

I lived in an uninsulated shack for the first year I lived here until I was able to find an affordable room in a house. It's a sublease so I will be moving again and then again later this year. I have 3 jobs on Quadra and am well known in the community so why is it so hard to find somewhere to call home?

My husband and I lost our place on the real estate ladder when we sold our house in 2017. A few months later he suffered a head injury and his health spiralled down until he was unable to work. A friend gave us a place to stay in an rv. We have been helped a lot by People on Quadra Island. This is a big part of the reason I advocate for Tiny Homes. RV living saved us from being homeless, but it is not adequate over a long period of time in traditional rvs. Tiny Homes made with timber with proper insulation would be very helpful on Quadra Island, As well as most of Vancouver Island due to the mostly temperate winters.

I think that tofino's plan that you can airbnb as long as there is full time rental available on the property sounds like a great plan. I empathize that the money is great for vacation rentals but it's currently not sustainable for the island. We don't have enough cleaners for the vacation rentals, locals who have lived on island for over a decade still struggle to find housing when there are over 100 vacation rentals on island.

Quadra is a special place that has lost many wonderful and talented workers due to this issue and it will suffer the repercussions in other economic sectors for years to come unfortunately.

There ARE a lot of nice people who can't afford to buy, but we also hear so often about people who rent to somebody that trashes the place, won't leave, etc. that many of us older people are NOT willing to take in boarders or renters like I found for accommodation 50+ years ago when I was single and working in new locations.

I see people complain a lot about not having a place to live. I also see those people not working full time and expecting others to consider their situation because they are good people. It's a tough position because couples they work full time should have a chance to buy a spot and it just isn't working out for many locals.

* As an older senior, I can see the time when we are no longer able to manage our home and acreage and would like to have the option of living on Quadra in a condo or in a residence similar to our new seniors residence. but one that we could buy and own.

I'd like to see less opportunity for developers serving wealthy off islanders and more opportunity for young and working resident islanders to have access to present structures.

I am very privileged to live where I do now. I was paying exorbitant rent before and if I ever have to leave here I will be out of luck. It is so hard to find anything to rent.

I would like to see more options especially for the younger generation here who choose to stay on our Island. It is already an aging population and we want to encourage diversity of the population.

our rental is too low, to accommodate improvements and property taxes, yet it's difficult to raise the rent as it would be a hardship for the present reliable good renters

The community is in a state of change with many city dwellers flocking to the islands for the lifestyle. I worry with rising real estate prices we will not be as diverse in population. Rezoning in appropriate neighbourhoods might increase the availability of land but at what costs? Lack of water is a big concern for us.

We bought an old house that needs repair, but we can barely afford the mortgage/tax/insurance and property repair/maintenance as is. We were working on a deal with a friend who has a family and wants to stay here but can't find affordable housing, where we would try and subdivide so she could buy the other 2.5 acres. We could then afford the repairs on our house and she could stay in the community. We were discouraged and ultimately decided not even to attempt it as there are significant costs and no guarantees. We now have a big mortgage that is scary, no money to pay for the repairs this old Quadra house needs, and she still doesn't have a house for her family and might leave. The OCP encourages a solution to the housing affordability crisis, and I believe developing the concept of infill and allowing (with some guarantees) for these partnerships to develop in the community would solve many of our problems.

Due to lack of downsizing housing for seniors I will probably have to change communities when the time comes. This is because the OCP is not really being looked at and followed. Instead more and more large parcels and very few small, sensible developments in the core areas.

The process of building a new home on Quadra Island was an exercise in paper work. And B.C. Hydro cost me TWO extra months of paying a mortgage on a house that did not have electricity AND paying rent even though I had applied for power hookup in July of 2015 BC Hydro did not get around to hooking up my power until December of 2015 and only after I SCREAMED at the Hydro Manager

No

Yes ... we require a new septic system and it is going to cost between \$25,000 and \$28,000 (and rising) due to changes in the system design which have resulted in the system being prohibitively expensive. I could see being cautious if we were on waterfront or in a small lot subdivision but we are on FIVE acres. Meanwhile, people are flushing directly into Q Cove. If we had a new septic system we could rent out space to people who need housing. Where are the subsidies for making this happen. Answer: there aren't any subsidies. If the cost of living keeps rising, we are going to have to sell. The property cost \$170,000 in 2011 and now it is worth \$1.2 million. I would be a fool to sell it for less but the only people who could afford it are non islanders.

There are not options for smokers and people with pets. NONE AT ALL.

There are over 100 seasonal rental units on the island. If these were available, rental space wouldn't be as tight. That being said, with inflation and retirement incomes shrinking, seasonal rentals are keeping many retirees afloat.

There's nothing we can do about the current price of housing, but making it so that property owners can help by creating more usable housing, I'm sure a lot of people would be happy to do that.

We currently live in a wonderful place with a fantastic LandLady who also lives on the property. There are two rental units on the property and we have lived in ours for 9 years. Prior to moving into rental housing we lived on a boat and prior to that we owned our own home. We chose

renting rather than purchasing because it was more affordable than purchasing a home and we did not want the responsibilities that go along with owing a house and property. We have been very satisfied with our decision. But of course are somewhat concerned as things can change very quickly due to unplanned events. As in everyone's life.

such a pity housing costs have tripled on Quadra in 3 years -imposs. for working people to afford...
.and see #19

Expanding housing on Quadra would be fraught with problems due to inadequate infrastructure.

the lack of housing options for a lot of people including young families and older people needing care and even the average person is changing the demographics of this island. It is fast becoming a playground for the rich seasonal owner, young families are leaving, tourism is growing exponentially, it is becoming a tourist mecca but year round residents are lessening due to housing shortage and cost which results in a non-tenable year round home that once was enjoyed by a consistent number of families. I neglected to raise the issue of ferries and the inability for locals to get on and off the island, especially from April to Oct.

I am not the only one in this situation of not having secure or permanent housing as there are no rental options. If workers cannot find places to live, then services and luxuries like restaurants and gas stations and shops will not be able to survive as they will have no work force

Housing is one of the largest hurdles facing my community today. In addition to the people paying far too much for far too little, the precarity of people's housing situation is a constant reminder that though you may live here now, it might not be for long if you're a renter. There is also a large, but largely unspoken for, amount of people I would characterize as 'underhoused', myself included. People living in trailers, boats, or places without basic amenities because that's all that's available.

no

Prices are residuals and ferry capacities don't justify residents to want to stay and wait for homes to be available.

To make life/housing more affordable, public transport from the ferry terminal in Campbell River would help, to encourage people to walk-on the ferry instead of taking a car.

Our children make more money than we never had and yet they are not able to purchase or find affordable rentals.

There are people moving off island as they can't find a place to live. Going to the E Coast or to the Far North.

Housing has become too expensive, especially for families.

it is a very scary feeling having to find affordable housing for somewhat limited ability and funding. Very scary - there are many in my position.

ELECTORAL AREA D

21. ARE YOU AWARE OF ANY HOUSING ISSUES THAT DO NOT DIRECTLY AFFECT YOU, BUT MAY AFFECT MEMBERS OF YOUR FAMILY OR COMMUNITY?

Cost is affecting everyone.

I am fortunate to have a home that I subsidize with a small rental until but I do know of many folks that are either living in housing they cant afford or struggling to find something to house them

rising property tax assessments are out of control and do not correctly reflect the actual value based on condition of many homes in my community

Yes Cost to maintain life

Mostly the cost of living for so many!

It is impossible to find affordable housing! My husband and I are petrified by the unaffordability of housing in our city. We have lived in our duplex for 25 years and feel that at any time our landlord could kick us out or illegally raise the rent as he has done in the past. He has threatened us with doing that or evicting us for renovations. If we have to move right now; we could not find available and affordable housing. Waiting lists are years long for affordable housing and we may not have years to wait. I am certain there are others in our city facing similar situations. We are not eligible for SAFER because we make too much for our area and if we did it would only cover a small portion of the rent we would have to pay elsewhere.

Rental properties selling, and new landlords choosing to "use property for their own purposes" and ending tenancies

Yes - we have 5 adult children ages 23-30. one owns a home in CR, one moved to port hardy to be able to afford a home as CR is not affordable, another is living in an RV to save housing costs, another is living in Merville and wants to move to CR to be closer to work but cannot afford the costs in renting a new place. finally the last one lives in Vancouver and is renting. He would love to buy a place but cannot afford to do so.

All my friends can't even afford to rent a bedroom nevermind a house. The costs are too high even for 1 bedroom (avg. \$1000). And there's no regulation about what landlords can and can't make rules on (ie no pets, single person, certain genders only even if the landlord is the opposite gender, no kids, etc). Some of my friends are single moms that have to live in their brother's crappy RV with 3 kids while he sleeps in his truck. It feels like the world is only meant for the rich.

My 73 year old mother has had to move in with us as well as our 30 year old son due to lack of affordable housing, my mother was starving because she couldn't afford food and her mortgage on her pension

Yeah campbell river openly accepting homeless when long before they started showing up in droves again mental illness etc government supports were at max capacity with almost yearlong waits

lot's of people living in RV's all over the place in the bush and recreation areas

Investors buying multiple homes and renting them out at unreasonable rates. Desperate people have no choice but to pay those rates and are priced out of homes.

some of my children cannot afford to buy a house due to recent cost increases

The cost of housing and supply has been a major issue, it's a huge problem for families and seniors and young adults. When this housing issue first started getting bad my family of 5 and a dog could

not find a place for all of us, either there was too many of us or because of the dog there were not enough places available. My kids had to live elsewhere and my husband and I had to live in a 5th wheel for 2 years. This is what happens to so many people just look on the rental boards. Other areas in BC and other provinces have started actually creating affordable home ownership, tiny home communities, it's an affordable option for retirees young families and who ever. The people that end up on the streets need a place that is away from the downtown core make it a place that has mental health, medical help and help with how too take care of them selves and how to be confident in themselves. It is not just about building more high cost buildings, what about another mobile home park or RV park there are lots of options. I say again Tiny home community where it's a smaller footprint, the little lots are part of a strata or a lease option. It gives people the opportunity to own, to grow their own food, to feel pride in what they have.

Lack of housing options in our area and zoning that does not permit secondary suites, etc on rural properties.

Affordable is becoming a huge issue. I have no idea based on current wages for most jobs or even wages for jobs that require higher education how it can be expected that people will be able to afford even modest living arrangements.

Forest land (formerly in managed forest reserve) being deforested for urban-density residential sprawl. The former UBC Research Farm (at Oyster River) is underutilized, now being marketed for real estate development while its precious wetlands and irreplaceable ALR farmland are at risk of conversion to non-farm uses and recreational trail access is at risk of further restrictions. Use of tourist commercial properties for permanent housing in recreational vehicles with inadequate septic disposal systems.

No

Lack of available, affordable housing.

Lack of affordable housing options for first time buyers and younger generations. Interest rates on the rise are going to impact large mortgages in the next 5 years.

There is very limited building available. The cost of housing is so expensive we want to build a carriage house for a child to live in but that is not something the regional district wants to happen. They want no increase in density but with the housing crisis we have to do things to support our children

Yes

I am afraid my children will not be able to enter I to the home ownership category when they get older because wages are not on par with cost of living so they won't be able to save for a down payment and they won't qualify for a mortgage at the rate that hose praises are increasing.

Everything is becoming more expensive. Some people are affected more than others. Let's talk about the community plan and making smart communities in the regional district. Plan for corner stores. Plan around shared community spaces. Improve public transportation. Allow for some higher density lots. Create connected green spaces for wildlife and people to enjoy. Allow for sustainable food production on all property sizes.

There are little to no affordable(under \$1000) rentals in the city of Campbell River and surrounding. We had to purchase a fixer upper that was private sale to get out of the rental market. Even

purchasing a home right now is a fight unless you pay cash, or you have the ability to put bid others.

I am not aware of any housing issues directly affecting me or any of my family

There is not enough affordable housing. New buildings being built are not renting for a fair price to what a person can make. Discriminatory practices of not renting to families or single parents. Discriminatory practices or tenants who do not take care of rental getting off the responsibility when they leave. Families not being able to stay in their own community to raise the next generation due to housing prices/ rental rates. Who can afford 3000\$ to rent a 4 bedroom house? It does not equate to working a reasonably paying job let alone minimum wage earners. How are youth supposed to get into the housing market. It's outrageous and a sad state of affairs for the working class let alone vulnerable people and seniors

The cost of water is unreasonable and unfairly applied.

Water rates are a fraud and burden on many working families and disabled even worse , what a nasty thing for campbell river to be given the power to charge at will for water , especially after failing to claim the area for its own to exploit , we live here because we dont like living in a city environment .

Yes, currently the housing market is so out of control young families are unable to purchase a decent home that does not require major renovations for under \$600,000. Even while interest rates are low, people are bidding \$50,000 to \$100,000 over asking making it impossible for many people to purchase a home at a resonable price and do the required maintenance, be able to afford their utilities and pay their mortgage. So instead many people in the community are opting to rent. However, renting is not a viable option either at this time. Many landlords are listing rentals in the \$2,000+ a month price range. Again this is not affordable for many community members and they have to for go any enjoyable activities our community provides, miss bill payments, only pay the minimum on their credit cards, or go hungry so they can have a roof over their head. Our community is in a major housing crisis affecting anyone who has not amassed a substantial amount of wealth or purchased their home here so long ago it only cost them \$250,000.

yes not affordable for pensioners friends moving away because area d is too expensive to live

Rising cost of housing is out of control

If we could develop land and build small homes on ALR land, either as ownership or rentals it would ease the housing crisis tremendously in our area.

no

Housing costs. The younger generation aren't going to be able to afford to live in the communities in the surrounding areas.

Hold my beer! There is a serious lack of affordable, long term rental housing to the point where the lower middle class are in danger of becoming homeless. The aging population of the SRD, coupled with home ownership affordability, and a lack of decent affordable housing could be lessened by opening up legal secondary suites for LONG TERM rental, not just AirBnb spaces. Bylaws have the power to make life better for both our seniors and our young families. My own brother is living in a trailer on our property because his work is minimum wage, half-time and he is challenged to get full time work. If he didn't live here he WOULD be homeless.

Lack of affordable housing - both rent and purchase prices.
Housing too expensive for son and his family so they emigrated to Portugal
Lack of affordable rental accommodation or ability to realistically afford to buy a house for my 32 year old daughter and her partner.
No
Young workers can not afford to rent or buy a home.
no
Cost of housing Lack of available housing
Lack of affordable housing is a major concern in the community. Both affordable housing purchase and rental are in short supply
cost of rent senior's housing
The current housing portion of provincial disability assistance in BC is \$375. This amount of money is GROSSLY inadequate to cover the current rental rates in Campbell River, as well as the majority of other communities on Vancouver Island.
limited appropriate lower income housing available in oyster river area and area D to Ocean Grove . OF NOTE there is only one primary school that services the entire area from Erickson Rd to the Oyster River. Two elementary schools were closed down and Ocean Grove School is packed with children, portables are used and there is only one gym. RIDICULOUS.
the cost of housing, we purchased our home in 2013, it's impossible for any local to purchase in this area now.
My adult children still live at home. They have full time jobs but cannot find affordable housing.
no
Lack of low cost housing for persons on Disability Benefits
Yes, no one can afford to buy a home or rent these days and the lack of supply
Housing cost too high, our son would like to live in this area but as he reaches the down payment the cost goes up
no
My wife and I are in our mid fifties and we have been in the housing market for many years. However, we have 4 children living in the area and housing is becoming a real problem for them. last summer 2 of our children found themselves without places to live. One is a journeyman electrician with a wife and 2 kids that sold a condo last spring. They were intending to move into a larger space but between the time they sold and tried to re-purchase, they were priced out of the market. Even suitable rentals were priced higher than a journeyman electrician with a family could afford. They eventually left us and moved to Alberta. My other daughter, her husband and 4 kids found themselves out of a home in September as well. They have very good incomes, but with the amount of rentals available and the large lineup of people to occupy them, no one would rent to

them. The available units would always go to the professional couple with no kids rather than to the family of 6. More perceived wear and tear I guess. In the end, my wife and I moved out of our house and let them live in it while we found another place to live.

No

cost of homes

not enough affordable houses for the younger generation. Both of our kids are in their 20's and live at home as they do not want to rent but would rather buy a home. Way too expensive for a first time buyer rancher.

RD Needs to allow more development and work with developers to provide affordable home ownership

Too expensive for young people to enter housing market

The skyrocketing price of residences, putting both owning or renting out of reach for many people, especially those just starting out. The economic inequity between the "haves and the have nots" has come to mean that sharing accommodation is required by more people than in the past.

Expansion of Saratoga Raceway, with unrestricted hours of operation and noise levels is of concern

My teenage children will have a very difficult time affording rent or purchasing a home when they decide to move out given the current market for housing/rent.

No

The prices to buy a home certainly effects our adult children.

risk of homelessness due to high rent or being evicted from affordable housing & then can not find anything within budget. Rent increases over the last few years have been exorbitant.

Yes. I am aware that members of my community need better education to enable them to secure good jobs

no control over areas used as a camp site rather than housing

A steady increase in the value of our real estate makes for inflated prices.

My younger children are not able to afford housing to fit their growing family. Cost of living escalating to unaffordability in an already stressful world.

22. DO YOU HAVE ANY COMMENTS OR SUGGESTIONS TO IMPROVE HOUSING IN YOUR COMMUNITY?

Build more affordable housing. Give tax breaks for first time homebuyers, and for houses with suites.

All new-permits for multi unit private for profit housing should include a % of income affordable units in these builds--this could be a bit of a tax break on this unit or other incentives -but without a community getting involved all building units that are for sale -subdivisions townhouses should also

have to also contribute to solutions to housing -they have the recourses-and incentives could be provided to offset this cost-

Let us subdivide our large properties so we can build affordable housing for our children/ families

access to water with the growth in the area...do not believe the Black Creek/Oyster Bay water system can sufficiently provide water service to the current residents

Smaller lots More single family affordable housing

Some cheaper housing for older people, and allowing their pets as we love our fir babies sometimes they are our Best company!

Please build more affordable senior housing in our community! Please provide rentals for seniors that include utilities! Please do not cram seniors in such small apartments! 500 square foot housing is not adequate. Please provide for handicapped seniors who have mobility issues! Please help us with the sky high cost of living!

pay people more so they can afford housing. people need to make more money. UBI

Housing needs to be affordable for young people to afford to purchase rather than rent. Mortgage rules need to be adjusted as in many cases rent is more costly than a mortgage payment. Young people are priced out of the market. It is rare to find a detached home under 500k in CR now.

More low income housing!!!! Regulated rental rates. No more foreign buyers that just want another vacation home that'll sit empty for 10 months of the year. Raise minimum wage to a livable wage. Not just the bare minimum but so people can actually be comfortable... there's literally so many things the government could do to fix this it would take hours to list them all.

Permit secondary building for rental assistance

There is know way of improvement without increasing peoples income and banning airbnb in communities, building new housing is just driving the market up

Stop foreign buyers, stop allowing people to gentrify properties that don't need it. Impose a tax on vacant/seasonal homes

build more co-op's and affordable housing and services

Rent cap. Raise taxes for investment properties and for people that do not primarily live in this community

Govt of Canada needs to use interest rates to temper the market! It's ridiculous!

Brenda Leigh has destroyed Area D with her personal desire to keep it rural. Families on larger parcels should be allowed to build secondary dwellings to keep children close as the parents age and also to get them into a highly inflated housing market. Area d has been held hostage for 20+ years by the policies in place

I think we as a community need to really start looking at what's best for the natural world around us. Smaller areas more places for people to choose they can choose to grow their own food or choose to live simpler. We need to keep some of the wild and that is a lot easier if we plan it. We can not recreate animal habitat that we have taken away but we can learn to build and create things that make it better for all.

Undertake similar zoning allowances to the Comox Regional District that allows for a legal suite on any residential zoned property in the district.

Local government needs to seriously look at community planning, existing zoning and bylaws that are preventing housing density. Local governments need to encourage more suites, carriage homes by creating fewer layers of red tape and stumbling blocks.

Home ownership is not always the right choice if it results in unsustainable debt burden. Positive and encouraging trends are upgrades/renovations of older homes/mobiles or replacement with single-level ranchers and bungalows that are affordable and manageable for small households and seniors wanting to stay in their community and wise use of gas-tax income for long term upgrades and replacement of pumping stations, potable water meters, and pipelines and emergency/disaster services.

Bi law sorting out some of the houses with so much junk outside them in the Surfside/wavecrest area. We also have a drug house in our area that is incredibly scary and unpredictable. I don't want to let our kids ride their bikes in our area in case due to the people that this house is attracting and the unpredictability of it. We would love our neighbourhood to feel safe. Also, cracking down on noise and parties would be wonderful.

Allow people with large properties to add housing, build onto existing, trailers, campers.

WE NEED MORE BUILDING LOTS AVAILABLE !!! There is a huge shortage! We need Developments in area d.

I worry about the costs associated with converting to sewer if and when the time comes as I am barely making it by as it is and struggle with the costs of maintaining a home now a days and added costs of converting to sewer or any extra large costs pertaining to my home may make it impossible to stay living in my own home

Allow more in-law suites or duplexes

Lower costs

People's wages need to increase drastically to be able to afford housing.

See previous response. When designing neighbourhoods please consider community. Also - please SRD have influence on MoT re: road maintenance - particularly when dealing with ditches that fish use seasonally or culverts that transport water to fish bearing systems. Not only do they create a visually unappealing reluctance when they scrape the sides of the streets they also increase exposed soils increasing sedimentation into these watercourses. When they did out the riches the same happens. Work should not occur when there is water in the ditch.

No, we are fairly new to British Columbia, moved here 2 years ago, and love the area.

Affordable housing that means fair pricing based on a persons income. Single bachelor suites for men/woman who are single but need a safe place to live or youth moving out. More penalties on tenants who leave a rental trashed and also penalties harsher for landlords who evict to raise rents

Water grants to seniors , low income families and the disabled . Leave area d as is , and dont become like campbell river , pushing out families because taxes , made the mortgage no longer affordable , cities want china style of living , stack the bodies on top of eachother to maximize rent , that is inhumane .

If our community is interested in building some affordable housing a good option might be a retail/condo development. Allowing individuals who have larger properties and want to subdivide might be an option. Lots of the region is ALR I understand and is needed to help feed our community. However, what if there was an agreement made where a percentage of the land could be developed for a second or third home and individuals living in those homes helped farm the remaining land. Carriage homes with a rent cap might also help the rental market.

let some smaller lot sizes to increase tax income and affordability

Spend some tax \$ on affordable housing for the homeless !!

We have large rural properties that should be allowed secondary dwellings like tiny homes or carriage homes to help with affordable housing.

Allow development on ALR land and give approval to applications for these projects at the SRD local governance.

Sewer system Snow removal M O T dangerous tree removal

no

I have no suggestions

See above. Let's make this happen - the problem is real, it's now, and it's hurting the most vulnerable sectors of our community.

In town, I would like to see very small affordable one- bedroom apartments for single people and small affordable apartments/housing for families of all ages.

Bring in sewer and better water so area can be densified

We need bus service into Stories Beach Area, Area D, BC Transit cut that in 2017. We are under serviced , especially for seniors. Need some rental accommodation in this area.

Thanks

Allow more than 1 residence on smaller properties.

Price of water too high. We are basically being blackmailed by the city of Campbell River. Stop paying for Strathcona Gardens and use this money towards a local community centre. It's too far away and is of little or no benefit to the vast majority of people in this area. Perhaps a survey or referendum to no longer belong to and pay for Strathcona Gardens.

Maintain water supply integrity as community grows. Example Black Creek-Oyster River water system and amount of proposed future usage.

Convert vacant retail/industrial into housing

Need to target increased density in specified areas. (e.g. north end of Area D) However the state of the roads and water and sewer would need to be brought up to a higher standard before further housing can be considered.

I'd like to have senior housing on my property - a few pads for seniors only, with an amenities building

There needs to be affordable rental housing that is available exclusively for people with disabilities. The provincial government needs to increase the monthly disability assistance amount to at least \$2000.

There is no sewer, it is only septic, so any further development is not going to be supported with infrastructure. There is limited water, as the city/ AREA D needs to improve the water system and delivery of same south of the Jubilee parkway. The roads are in terrible shape in the neighbourhoods, no edges for children to walk on for buses to school or for walking home. Pot holes are obvious and big enough to blow tires and damage vehicles. Before housing- we need the above. If you increase the population, you need the infrastructure and the schools to improve the lives of children and their families.

more parks/bike lanes and spaces to walk. To many people walking on the streets with no shoulder

Affordable housing

Something has to be done about cost of water. I am single, no dishwasher, 1 load wash a week and shower every 3 days. I don't even flush all the time. I don't water my lawn. HOWEVER I pay the same water bill as the neighbour with 5 kids and a spouse!

Encourage affordable housing options in Area D.

Build more affordable housing units, tiny homes etc.

Allow secondary suites on properties larger than 1 acre.

In our situation, I would really like to see the allowance for increased density on our properties. We have just under an acre, so we have plenty of space but we are not allowed to build a secondary dwelling or place a tiny house on our property. Many municipalities are tackling housing needs in this way and it seems backward in this day and age not to allow those of us that want to help with the housing crisis and have the space, to not be allowed.

Build affordable smaller houses/duplexes, townhouses in cleared but undeveloped land nearby

Ensure that developers include a percentage of low-cost housing before approving permits.

stop rental companies from buying up houses that could be on the market for first time young buyers

My family has been in the real estate industry for over 60 years in the Campbell River and Comox Valley. I have been selling, developing, and building homes myself for over 45 years. I also own and operate a mortgage brokerage to assist buyers in obtaining the best rates, terms for their financing for purchase and construction of new homes so I think we have a very good perspective on what is happening in the current market place. There are many items contributing to the housing shortage and the high prices but none bigger than the lack of supply. Please see my comments below: 1. Lack of a positive response and lack of cooperation with developers and builders who are putting forward new developments in the RD from politicians has stifled development. There is a great need to quickly rezone and assist in the development of new small lot subdivisions, townhouse complexes and even mobile home parks. In order to facilitate this we need Sewers & Water in the RD. 2. Our Area D Representative needs to be make immediate applications for funding to Provincial and Federal governments in order to assist in paying for the services & infrastructure the RD needs to allow growth 3. RD politicians needs to get on the same page as Campbell River City and Comox Valley RD to support these plans for development and the

installation of services and see them through to fruition. 4. The lower end of the real estate market is fueled by First Time Homebuyers. Interest rates are set to rise to slow inflation and this will again hurt First Time Homebuyers. Another stumbling block for First Time Homebuyers is a lack of action by the Provincial Government to reduce the cost to First Time Homebuyers by increasing the Property Transfer Tax exemption above \$525,000. I would "NO LIMIT" for First Time Homebuyers. All levels of Government need to lobby the Provincial Government for this purpose. The BCREA & our local real estate boards have been lobbying for removal of this tax for years. 5. There is no new rental housing being built in the RD. It is all within the City of Campbell River and in the Comox Valley. This is because we don't have the services for it or support from RD to develop more. I will go on and complete the online survey as well. If you need clarity on any of this or have any questions for me please let me know Best Regards

Allow more suites, carriage houses, etc

Improved cell service to avoid 'booster' costs and dropped calls

The only way to affect the market is to increase the supply of housing.

No

If you can do something about the increasing house prices that would be great!

Affordable housing for families, adjust tenancy agreement. I feel that the tenancy agreement is so in favour of the renters that landlords jack up the rent to try to avoid "bad apples". Support each party fairly. We are creating a dangerous environment in which families can not afford to live here, hence a shortage of tradesmen, labourers, skilled workers, they will go elsewhere. Somewhere where they can afford to live & enjoy regular family activities.

Deal with the mental health/drug and alcohol abuse issues and people may be more inclined to rent spaces to those who need it.

sewer system,proper ditch drainage,better lit streets,affordable water meters or less expensive water bill

Smaller lots

Allow for two homes on larger plots of land, review rezoning applications.

23. IS THERE ANYTHING ELSE THAT YOU WOULD LIKE TO TELL US ABOUT YOUR HOUSING EXPERIENCES OR ANY OTHER HOUSING CONCERNS YOU WOULD LIKE TO SHARE?

This kind incentives could also be offered on existing multi unit rentals as well- improving and removing barriers and including more secondary delinking in existing houses

Utilities unaffordable, water, electrical, no amenities

We are on wait lists for affordable housing but have been told it will be years before we can get into suites suitable for our needs. We may not have years to wait and could possibly be renoevicted at any time. This is a hard burden to bare.

I haven't had a good night sleep since moving to the area. This is dismal.

This is a crisis issue that needs to be dealt with. The number of folks online that are desperate for housing is shocking. Any renter is at the mercy of their landlord to become homeless.

Im lucky enough to be able to afford a rental with my boyfriend but I couldn't if we both didn't have jobs and I wasn't on disability assistance. I doubt we'll be able to get a house before we're 30 without help from our parents who are fortunate enough to even be able to help us.

In disgusted with campbell river it has allowed itself to turn into the same shithole as courtenay while lining builders/investors pockets.

Poor previous planning by SRD in regard to water, sewage, drainage in my area

The working class are being pushed out of this district. There will be problems staffing all amenities in the future if this continues.

Speaking about Area D, any parcel larger than one acre should be allowed a carriage house(1200 sq ft max), larger than 1.5 acres should be allowed a second home up to 3000 sq ft. Brenda Leigh has also blocked all attempts to have SRD find their own water supply, so we are forced to rely on other local governments for our water supply. This is ridiculous in an area like ours with so many identified locations of aquifers

In the plans to create better options make sure it's better not just more,

The current residential tax structure is too much for fixed-income seniors who live at home and want to age in place. A whole generation of elderly taxpayers must defer property taxes indefinitely under the provincial deferral program. Ever-more tax burden to pay for high maintenance indoor recreation facilities (Strathcona Gardens). Dumping and storage of hazardous wastes in landfills and unregulated alterations of shorelines in Campbell Lakes Community Watershed are threatening the security and safety of the drinking water supply. Concerns about unregulated landfilling, earthworks and retaining walls built on slopes near riparian areas and along waterfronts that infringe on access to ocean beaches.

It's definitely becoming more expensive. The utilities keep going up. Also, we don't have recycling picked up so we have to use the recycling in oyster river that is often closed as it's too full. Our water bill in Area D also keeps going up also making it very unaffordable. I would love to be connected to the city for this.

No.

Development is key. We need more access to land for people to purchase. Why not allow tiny homes! Secondary suites. Rv living. Allow mobiles and manufactured homes to be put on land out here. These are all great alternatives for adorable housing. I'd love to see tiny homes complexes like trailer parks. More rv parks. Manufactured home parks.

Sew previous answer

Our water bill is extremely high! I dont think it is even legal for the amount of increase we have had over the last 5 years

None at this time

The bylaws and community plan need to be comprehensively reviewed and updated to keep pace with the rapid increase in population of Vancouver Island and changing social values/focus.

No
People who grew up in our district are unable to afford to stay here. That's a problem for all of us. We need community more than ever in this digital age and we need villages to be healthy communities. Please consider helping curb this current housing crisis.
we are very concerned that water runoff from new development will damage our foundation. Our driveway and walkways have already shown significant cracking since uphill development behind us. This is not something we can afford to fix.
The city of campbell river needs to stay out of area d , the board votes are rigged in their favor , that is not democratic .
As a professional working couple with no kids we are struggling to make it in this community. We are at a point now where we are going to relocate because house prices and rents are becoming so out of control we cannot see a future here. It saddens me to know we are not alone in our struggle to find a home and many people I know personally cannot find a place to live where they feel happy and safe.
take the percentage water tax off our homes, we pay more than enough
The raising cost of water for area D residents with no justification. I know this because we have switched to a water meter and our water consumption has not exceeded the minimum quarterly water rate charged.
Oyster River needs a well-managed plan for new homes to be built so that new families can have a rural lifestyle, grow their own food, and afford to own or rent a home.
SRD Bylaw is not looking at illegal trailers and additional homes on property not zoned for it
If we sold our house, we might have trouble buying another house in the area that we can afford.
The water bill in area D is highway robbery! I would also like compost, garbage and recycling pick up in our area.
Worried about large development on York Road with water and sewage issues. Area D should work with Feds and City of Campbell River to bring water and sewers to everyone
It has been virtually impossible for the average working person to be able to afford to buy a house in the Campbell River market since 2017, too competitive, especially with so many people coming in from mainland with big money, prices have been driven up ridiculously here.
Thanks
We need autonomy from City of Campbell River, when it comes to water. Why do we pay an equal amount for Stathcona Gardens, but live miles away, it is not a local service. Would like to pay same amount Quadra residents do towards the service. We are being treated as a cash cow for the City of Campbell River and Strathcona Gardens ,which vast majority of people in this area never receive any benefit from.
no
We are lucky senior citizens who own our home and can afford to live in it. That may come to an end in the next decade, but for now it's not a problem for us, unlike too many others in this region.

We had a serious house fire in 2003 and it was dreadfully difficult to find a contractor to rebuild our home. The situation for someone to rebuild if they suffered such a catastrophe today, would be even worse.

Cost of housing and living does not match income for many MANY people

Many people with disabilities, including me, are forced to rely on family for housing, and so we are robbed of the independence that comes with being able to live on our own. Moreover, living with roommates or in group homes is often not conducive to those of us who struggle with significant mental health issues, such as generalized anxiety disorder, obsessive compulsive disorder, bipolar disorder, eating disorders and autism. We need a calm and quiet living environment that fosters mental well-being.

the cost, you are pushing locals out and keep all beaches pet friendly

Would like to upgrade from our old oil furnace/wood burning stove situation to an electric furnace or heat pump but even with the financial incentives offered by the government the upgrades are still too costly for us to afford.

see above

There should be controls on the amount of rent between tenants for a rental property, similar to how much rent can be increased yearly.

The extraordinary cost of household water supply in the Area D is out of control and the infrastructure needs major updating to stop the water from being wasted and the public subsidizing the loss!

Another item that's contributing to the lack of rentals is the explosion of vrbo's and airbnb's in the area. They are lucrative for the owners, but remove the units out of the rental market. They do contribute to tourism here in our area, so I don't think they should be banned but density rules need to be relaxed on our rural properties.

It was very difficult to find affordable housing in this area. I am renting a duplex which is larger square footage than I need and paying rent that is very high and barely affordable.. I'm at the high end of what I can afford.

Ensure that green space and trees are left for the benefit of people, birds and critters. With so many trees coming down where will all the herons, eagles etc build their homes and resting spots...

My children and I returned to Vancouver Island in 2017. We fled an abusive relationship after only being off the Island for < 6 months. We moved in with my parents so I could begin to rebuild my life. We thought that would be a 6 month solution, but here we are at 4.5 yrs! I applied and was rejected twice by Habitat for Humanity, did not qualify for housing subsidies and the so called "family friendly" 3 bedrm West Urban apartments were \$2700+. The rents are atrocious and out of reach for a single mom in healthcare.

Would like to see the house connected to City sewer. Septice tanks are a hassle. The cable/internet services are not up to speed as they would be in the cities.

Our family was very fortunate to be able to reside in Campbell River area for an extended period; so many aspects of living on the Island, specifically in the Strathcona Regional District have proven to be ideal for raising a family.

I appreciate the generous amount of space available in Area D, and would like to see the property sizes kept large enough to avoid crowding

Inflated home values so taxes are raised. To dispute the increase a person has to be computer literate. Plus they want to charge \$30.00 to put in a grievance.

Property owners should be able to put tiny homes on their property in order to provide more housing for people looking for low cost housing. Also and home that has a suite should be made a legal suite in order to provide more housing. Anyone with an RV should be legally able to rent to provide more housing.

I would prefer to let Area D be a rural community and let continued growth happen in Campbell River. Just as it is now in areas like Jubilee Parkway and Dogwood.

No

No

we have repeatedly asked for help with ditch drainage to no avail. Have met with red tape ++ when trying to get approval for house improvements. Some in area say do it no one checks anyway.

My house is large, however, even if I sell it I would not be able to afford tiny houses. The real estate market on Vancouver Island is way overpriced.

Concern with drainage and flooding.

We live in what used to be one of the premier neighbourhoods in the CR area. In the past few years, goings on in the neighbourhood have reduces our desire to stay here. "Dog Park" on lot on Asman Turn, logging trucks, etc. being parked on the roads, etc. When Reg. Dist. contacted re these, nothing is done. So... why bother... just look for another community on the Island.

As a senior we are currently happy in our home which is 2011 square feet with a yard that is 1/3rd of an acre. However, we will need to downsize at some point and would like to find a town house about the same square footage as our current residence but with a smaller yard situated in a residential area that is within walking distance of shopping and recreational property. I would also like to recommend that where we currently reside (Mittlenatch) that we move from septic to sewer and the the road be properly resurfaced, not just spot repaired! Thanks you.

Family is all grown and the house is too big for us. But it is home and we will stay and live in this lovely area as long as we can.

Built house 1970. No help from SRD. Big problem speeding in 50k zones. No policing? Taxes too high.

There is a new First Nation development next door but there isn't any update on what is happening there. I support the development and feel that the Regional District has not. It would have been better to begin the process with this community on a better note. Good thing I can be on good terms with them as new neighbours.

I work in health care a reasonable paying job and so many of my coworkers are struggling to be able to afford their hopes for their own home.

We know people who would love to buy in this area.

Our area needs a sewage system. Keep rural residential status with a possibility of a carriage house.
No high density housing.