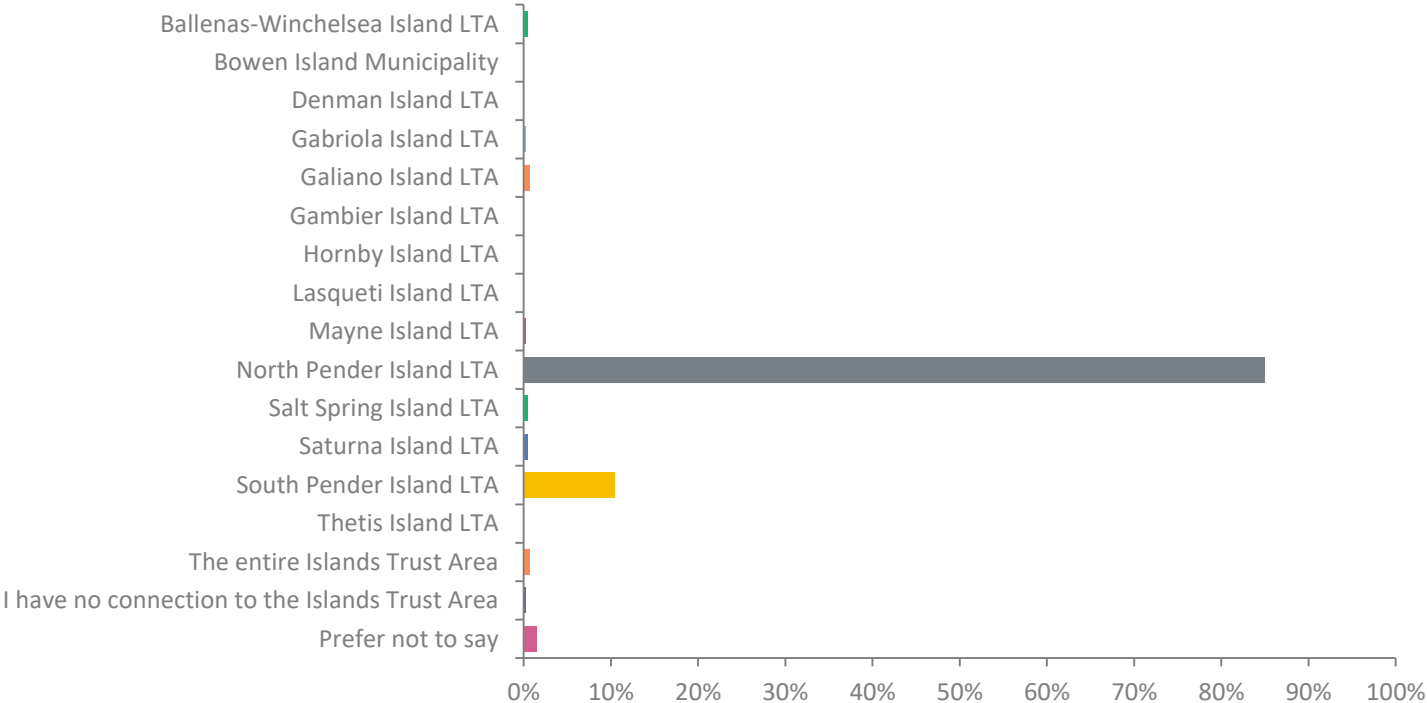


Pender Islands Housing Needs Survey, Fall 2024

Wednesday, November 20, 2024

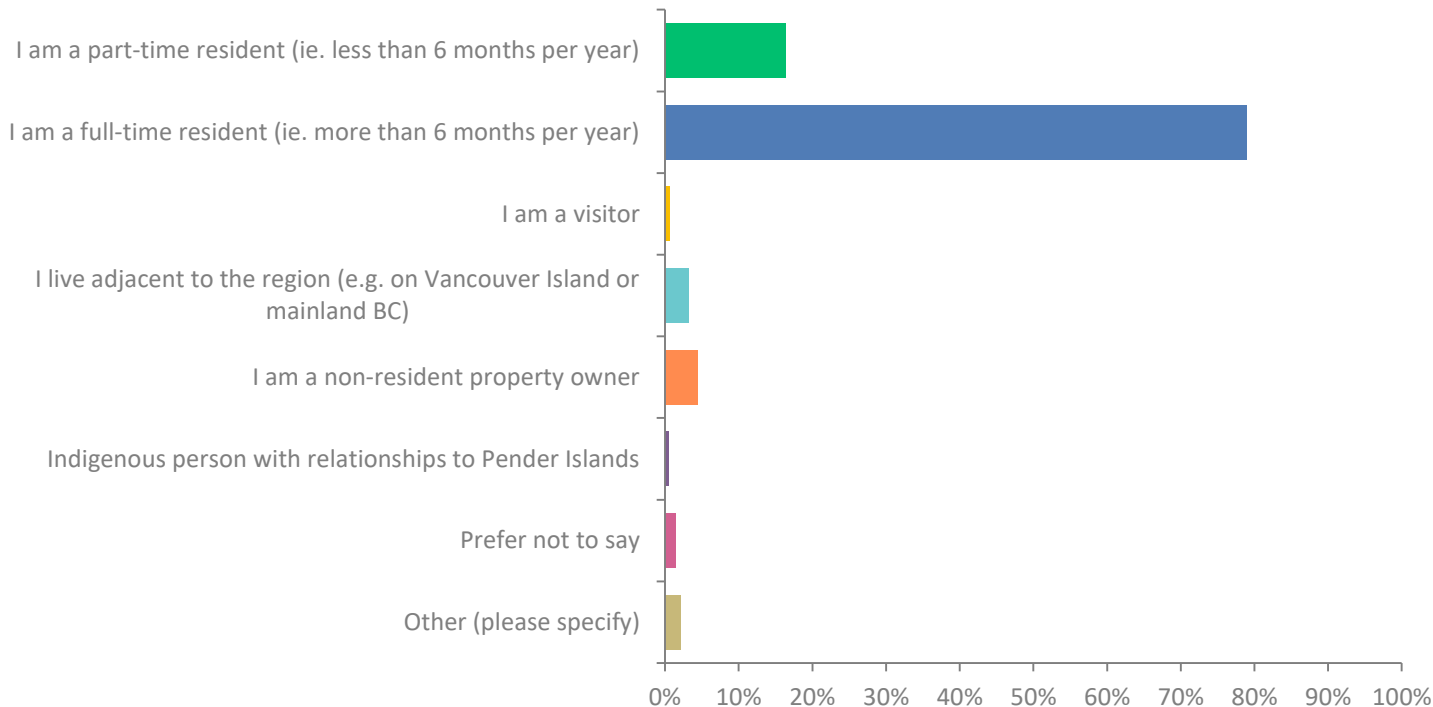
Q1: The Islands Trust Area is made up of 13 local trust areas (LTA) and Bowen Island Municipality. Which one do you feel most connected with?

Answered: 478 Skipped: 0



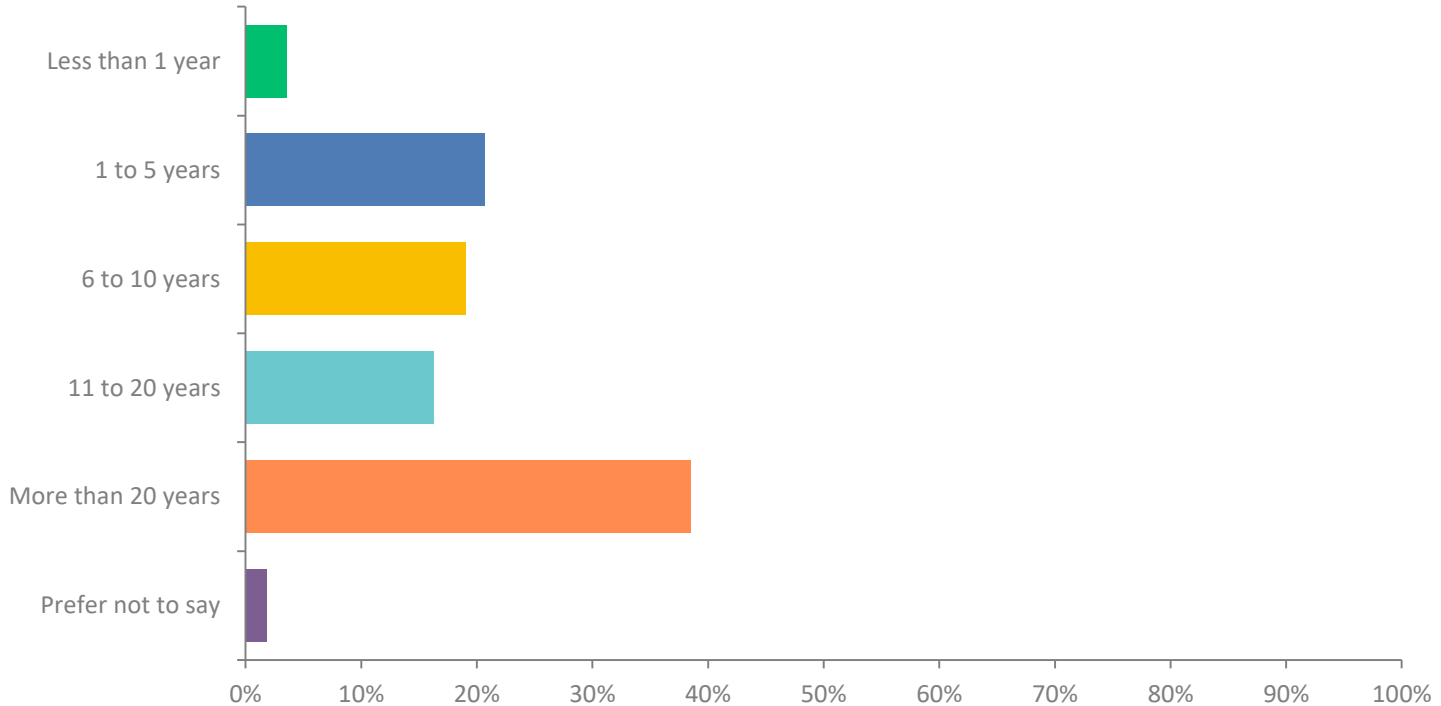
Q2: The Islands Trust Area occupies almost 5,200 square kilometers within the Salish Sea. What is your connection to the islands? Check as many as apply:

Answered: 478 Skipped: 0



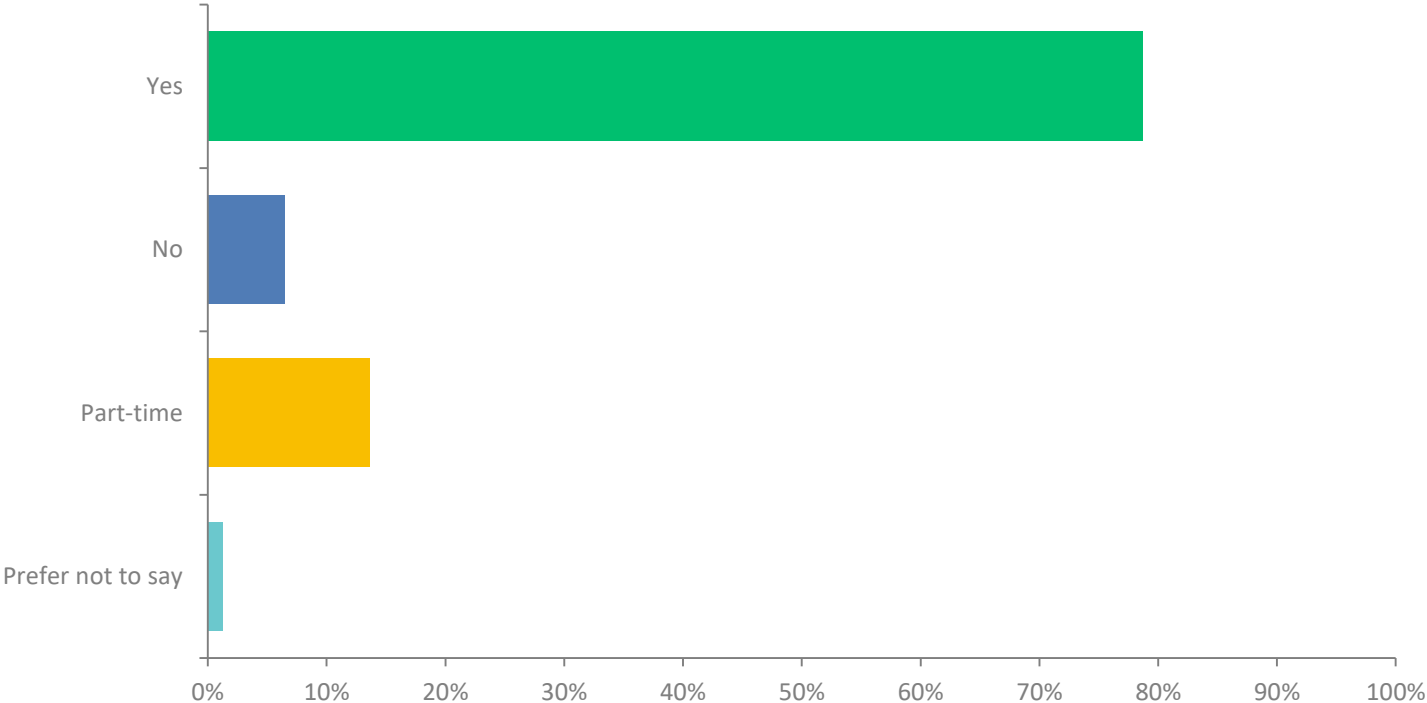
Q3: If you are a resident or property owner, how long have you lived in, or owned a property in the Islands Trust Area?

Answered: 478 Skipped: 0



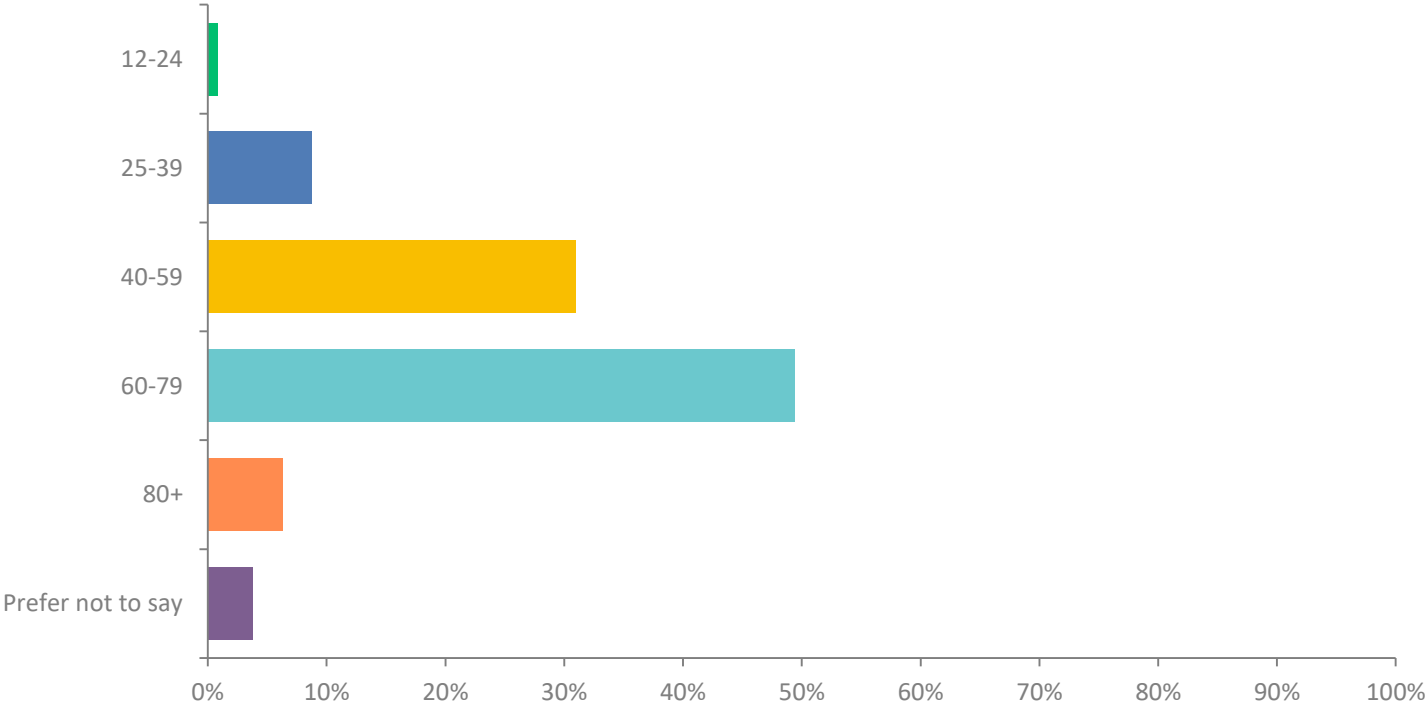
Q4: Do you currently live in the Pender Islands community?

Answered: 478 Skipped: 0



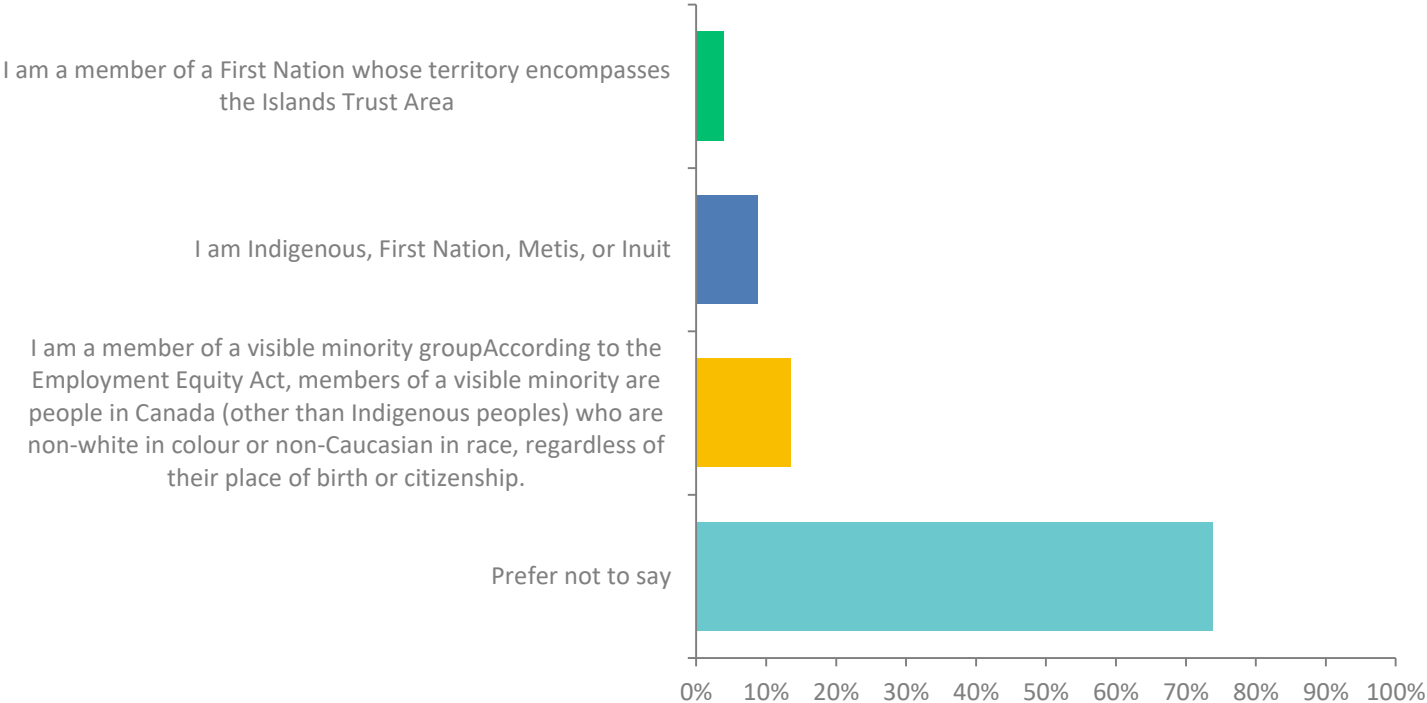
Q5: Please indicate your age:

Answered: 478 Skipped: 0



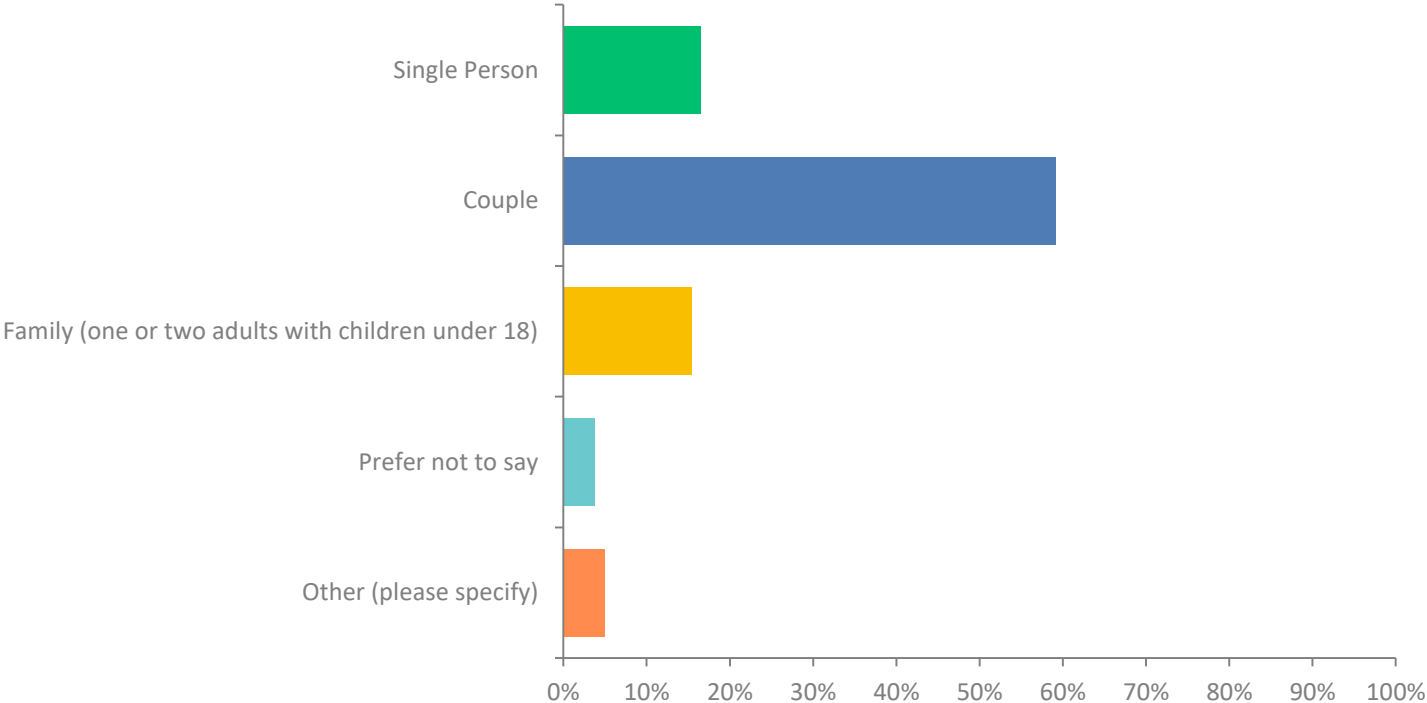
Q6: Please indicate if you identify with one of these groups:

Answered: 126 Skipped: 352



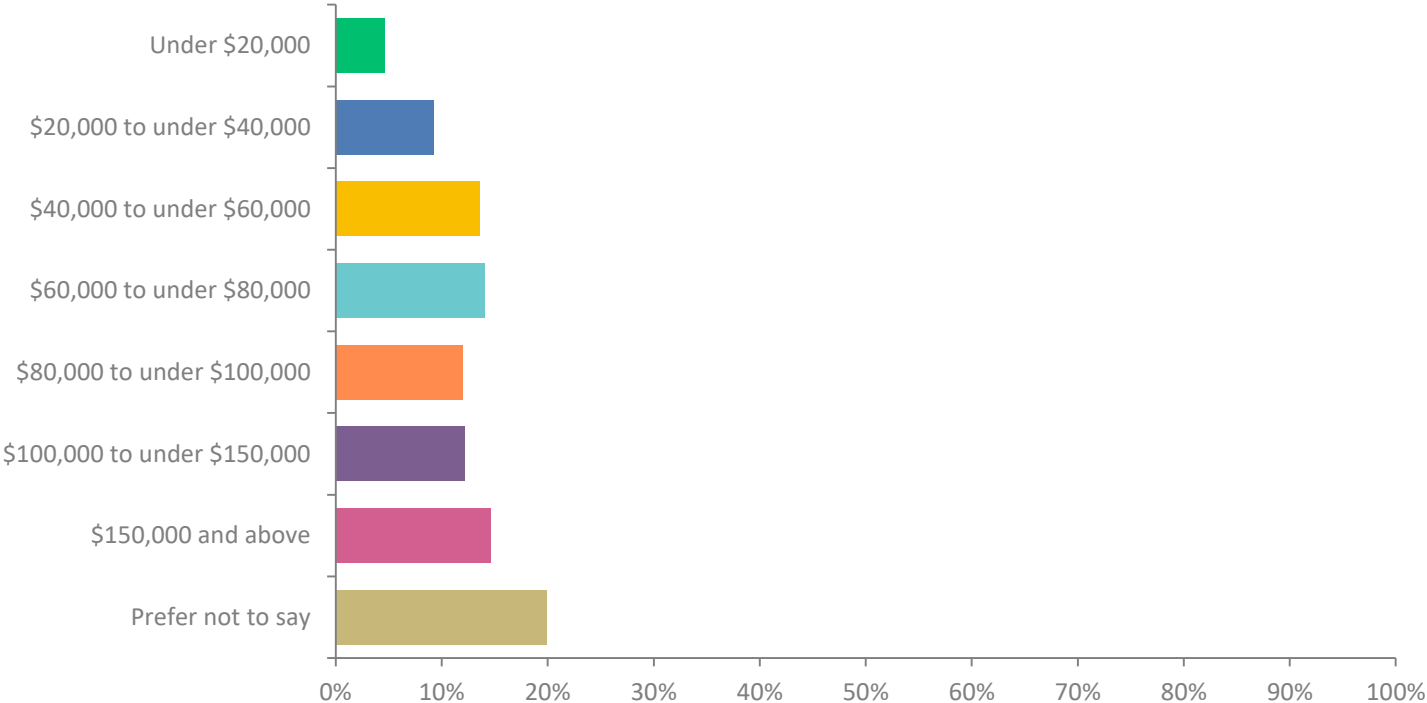
Q7: How would you describe your household?

Answered: 478 Skipped: 0



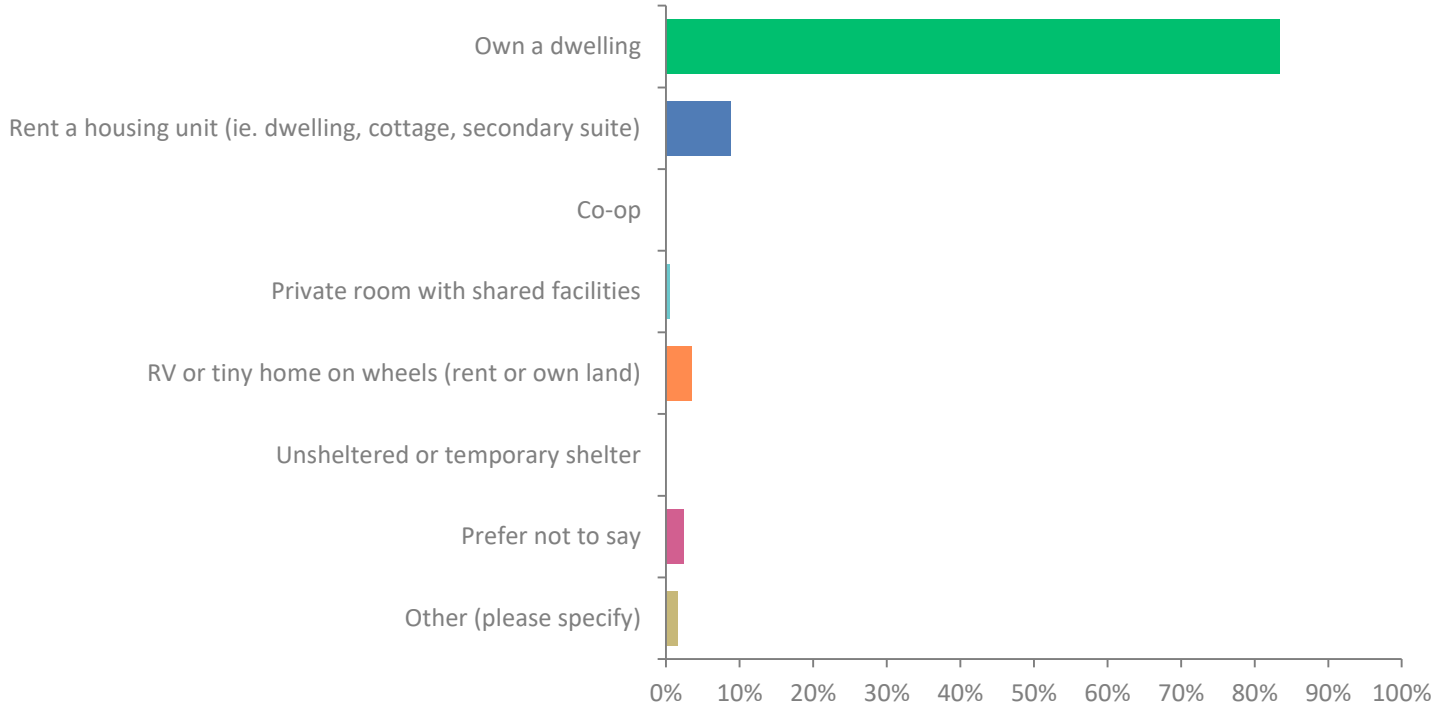
Q8: Which of the following categories best describes your total household income per year before taxes?

Answered: 478 Skipped: 0



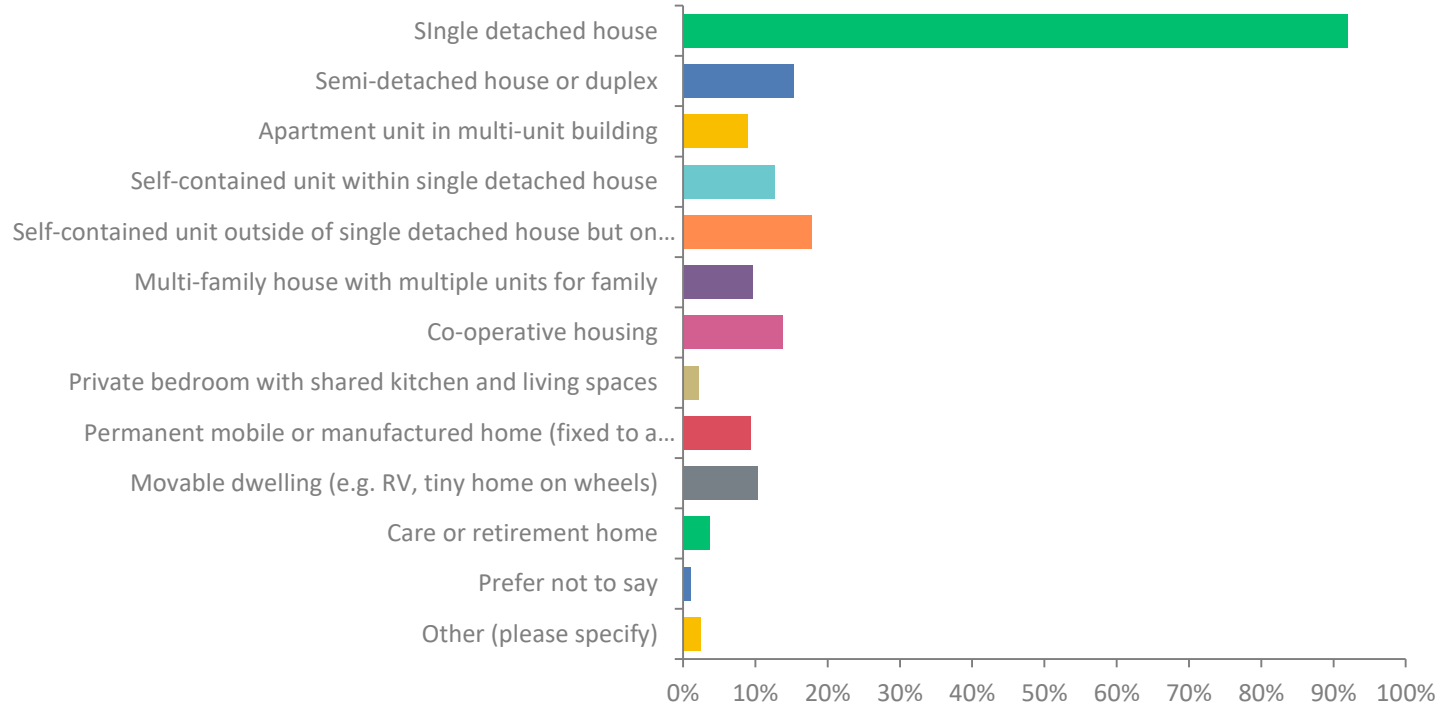
Q9: How would you describe your current living situation?

Answered: 458 Skipped: 20



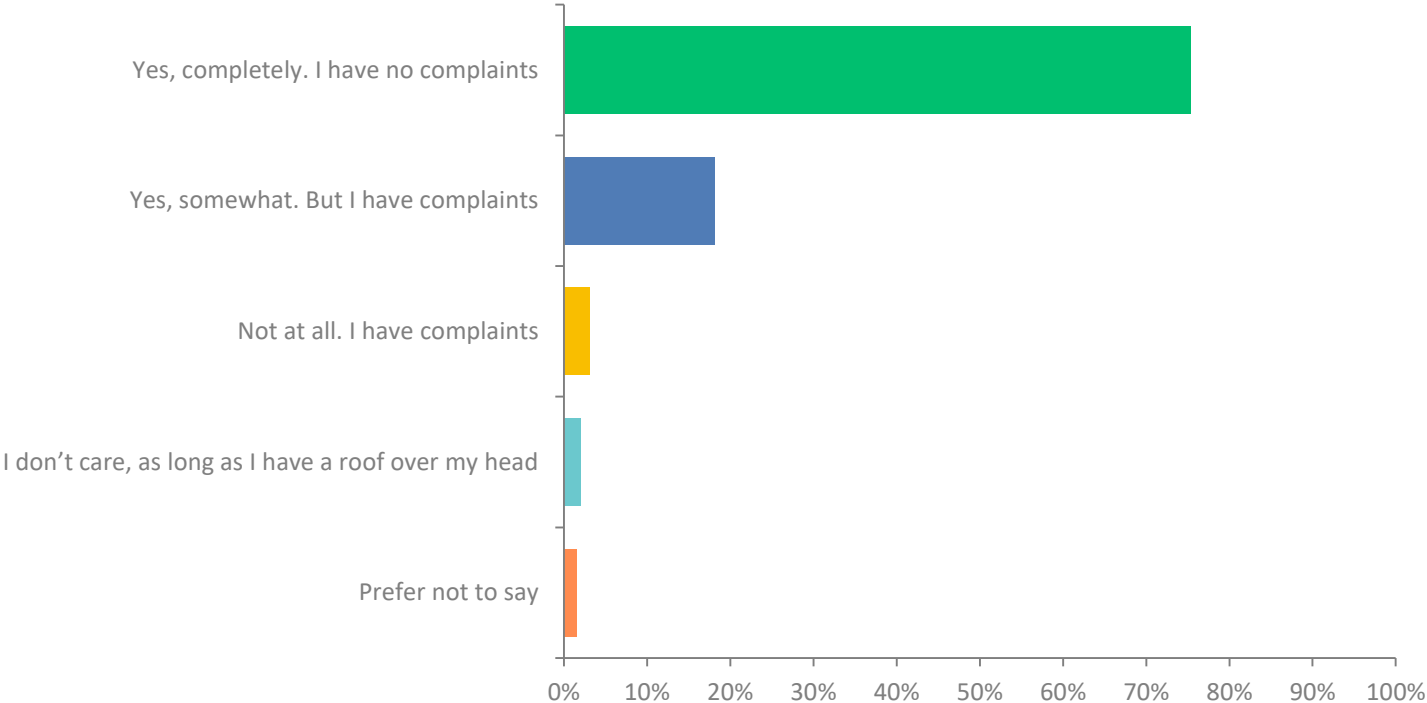
Q10: Which accommodation type is your preferred housing option? (Select all that apply)

Answered: 458 Skipped: 20



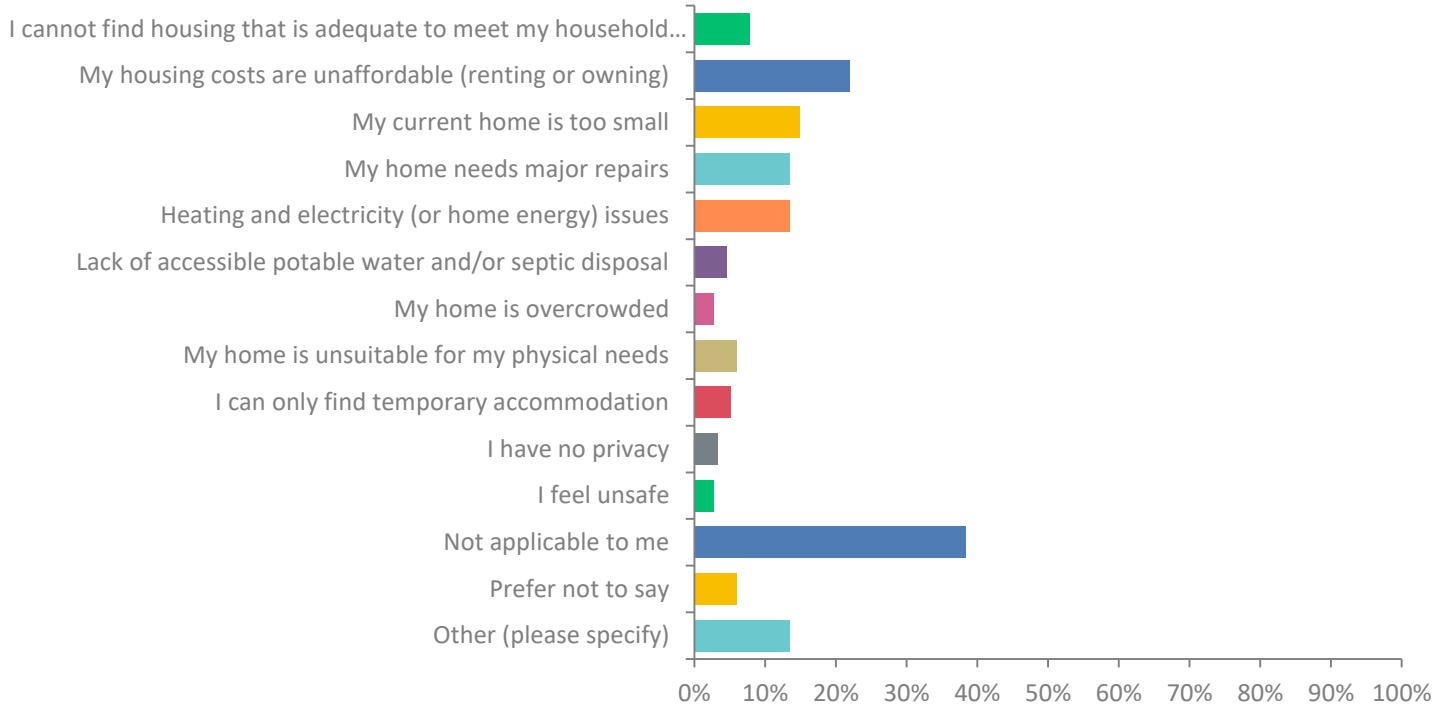
Q11: Does your current living situation meet your housing needs?

Answered: 458 Skipped: 20



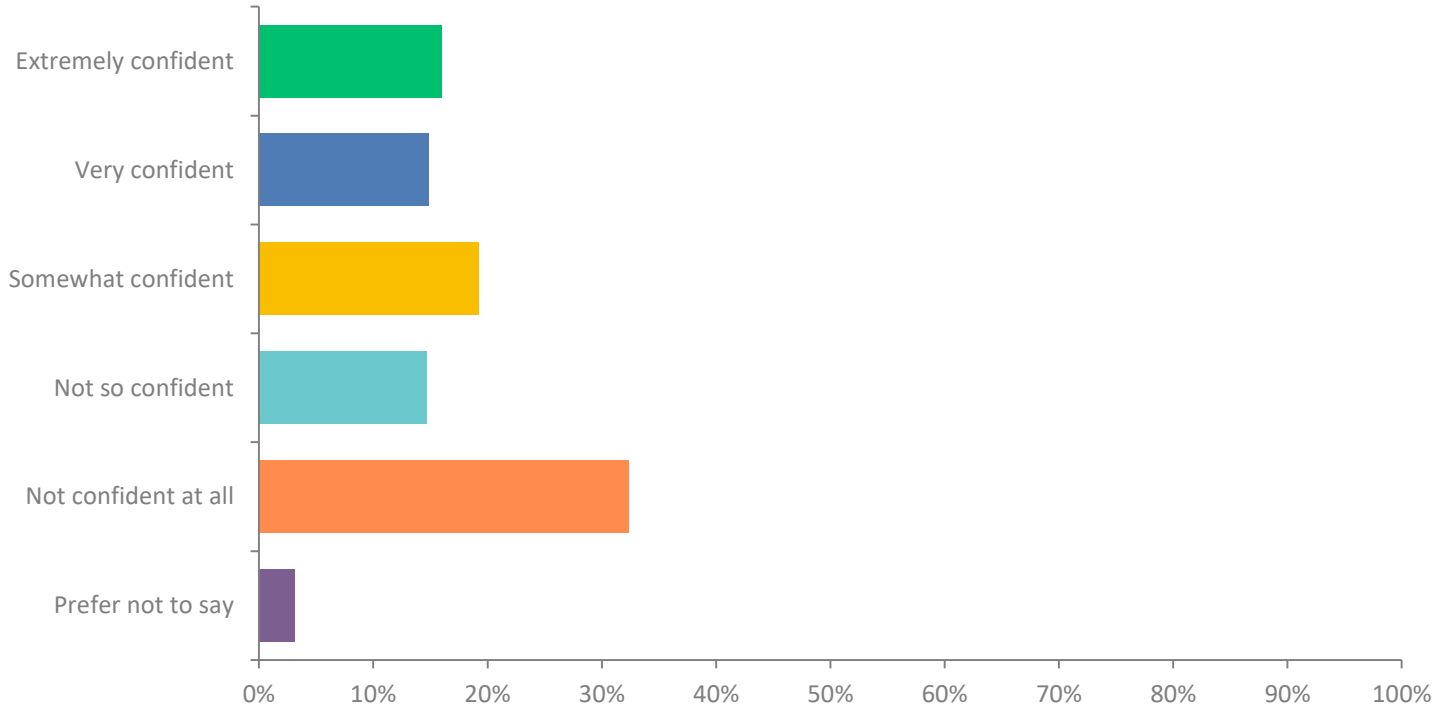
Q12: If applicable, what are the reasons for your current living situation not meeting your needs? (Select all that apply)

Answered: 214 Skipped: 264



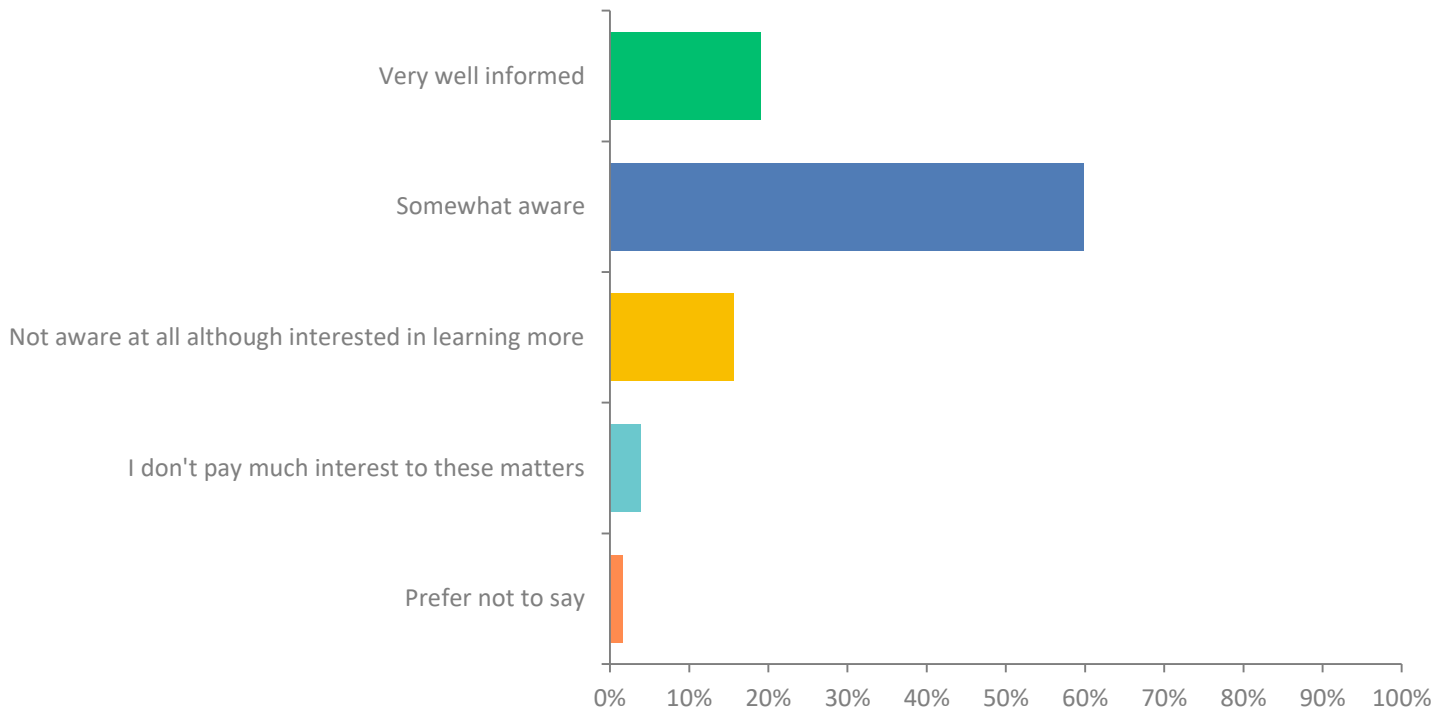
Q13: How confident are you that you could access affordable alternative housing if you needed to vacate your current home?

Answered: 458 Skipped: 20



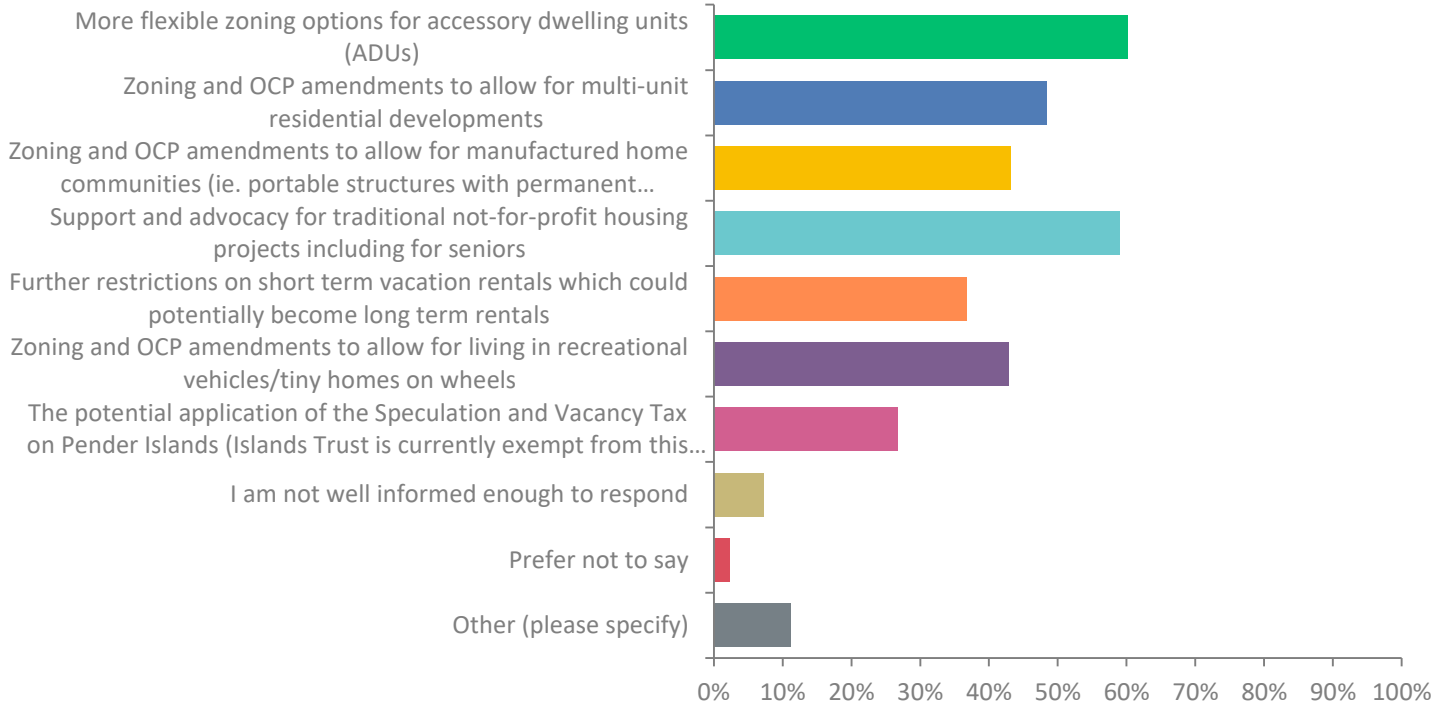
Q14: How informed are you with the role of the Islands Trust and other government agencies in the provision of housing?

Answered: 441 Skipped: 37



Q15: Based on your knowledge of the role of the Islands Trust and its associated bylaws and regulations, which housing actions in this list should the North Pender Island Local Trust Committee prioritize (select all that apply)

Answered: 441 Skipped: 37



Pender Islands Housing Needs Survey, Fall 2024

Q1. The Islands Trust Area is made up of 13 local trust areas (LTA) and Bowen Island Municipality. Which one do you feel most connected with?

Answer Choices	Responses	
Ballenas-Winchelsea Island LTA	0.42%	2
Bowen Island Municipality	0.00%	0
Denman Island LTA	0.00%	0
Gabriola Island LTA	0.21%	1
Galiano Island LTA	0.63%	3
Gambier Island LTA	0.00%	0
Hornby Island LTA	0.00%	0
Lasqueti Island LTA	0.00%	0
Mayne Island LTA	0.21%	1
North Pender Island LTA	84.94%	406
Salt Spring Island LTA	0.42%	2
Saturna Island LTA	0.42%	2
South Pender Island LTA	10.46%	50
Thetis Island LTA	0.00%	0
The entire Islands Trust Area	0.63%	3
I have no connection to the Islands Trust Area	0.21%	1
Prefer not to say	1.46%	7
	Answered	478
	Skipped	0

Q2. The Islands Trust Area occupies almost 5,200 square kilometers within the Salish Sea. What is your connection to the islands? Check as many as apply:

Answer Choices	Responses	
I am a part-time resident (ie. less than 6 months per year)	16.32%	78
I am a full-time resident (ie. more than 6 months per year)	78.87%	377
I am a visitor	0.63%	3
I live adjacent to the region (e.g. on Vancouver Island or mainland BC)	3.14%	15
I am a non-resident property owner	4.39%	21
Indigenous person with relationships to Pender Islands	0.42%	2
Prefer not to say	1.46%	7
Other (please specify)	2.09%	10
	Answered	478
	Skipped	0

Q3. If you are a resident or property owner, how long have you lived in, or owned a property in the Islands Trust Area?

Answer Choices	Responses	
Less than 1 year	3.56%	17
1 to 5 years	20.71%	99
6 to 10 years	19.04%	91
11 to 20 years	16.32%	78
More than 20 years	38.49%	184
Prefer not to say	1.88%	9
	Answered	478
	Skipped	0

Q4. Do you currently live in the Pender Islands community?

Answer Choices	Responses	
Yes	78.66%	376
No	6.49%	31
Part-time	13.60%	65
Prefer not to say	1.26%	6
	Answered	478
	Skipped	0

Q5. Please indicate your age:

Answer Choices	Responses	
12-24	0.84%	4
25-39	8.79%	42
40-59	30.96%	148
60-79	49.37%	236
80+	6.28%	30
Prefer not to say	3.77%	18
	Answered	478
	Skipped	0

Q6. Please indicate if you identify with one of these groups:

Answer Choices	Responses	
I am a member of a First Nation whose territory encompasses the Islands Trust Area	3.97%	5
I am Indigenous, First Nation, Metis, or Inuit	8.73%	11
I am a member of a visible minority group According to the Employment Equity Act, members of a visible minority are people in Canada (other than Indigenous peoples) who are non-white in colour or non-Caucasian in race, regardless of their place of birth or citizenship.	13.49%	17
Prefer not to say	73.81%	93
	Answered	126
	Skipped	352

Q7. How would you describe your household?

Answer Choices	Responses	
Single Person	16.53%	79
Couple	59.21%	283
Family (one or two adults with children under 18)	15.48%	74
Prefer not to say	3.77%	18
Other (please specify)	5.02%	24
	Answered	478
	Skipped	0

Q8. Which of the following categories best describes your total household income per year before taxes?

Answer Choices	Responses	
Under \$20,000	4.60%	22
\$20,000 to under \$40,000	9.21%	44
\$40,000 to under \$60,000	13.60%	65
\$60,000 to under \$80,000	14.02%	67
\$80,000 to under \$100,000	11.92%	57
\$100,000 to under \$150,000	12.13%	58
\$150,000 and above	14.64%	70
Prefer not to say	19.87%	95
	Answered	478
	Skipped	0

Q9. How would you describe your current living situation?

Answer Choices	Responses	
Own a dwelling	83.41%	382
Rent a housing unit (ie. dwelling, cottage, secondary suite)	8.73%	40
Co-op	0.00%	0
Private room with shared facilities	0.44%	2
RV or tiny home on wheels (rent or own land)	3.49%	16
Unsheltered or temporary shelter	0.00%	0
Prefer not to say	2.40%	11
Other (please specify)	1.53%	7
	Answered	458
	Skipped	20

Q10. Which accommodation type is your preferred housing option? (Select all that apply)

Answer Choices	Responses	
Single detached house	91.92%	421
Semi-detached house or duplex	15.28%	70
Apartment unit in multi-unit building	8.95%	41
Self-contained unit within single detached house	12.66%	58
Self-contained unit outside of single detached house but on same property	17.69%	81
Multi-family house with multiple units for family	9.61%	44
Co-operative housing	13.76%	63
Private bedroom with shared kitchen and living spaces	2.18%	10
Permanent mobile or manufactured home (fixed to a foundation)	9.39%	43
Movable dwelling (e.g. RV, tiny home on wheels)	10.26%	47
Care or retirement home	3.71%	17
Prefer not to say	1.09%	5
Other (please specify)	2.40%	11
	Answered	458
	Skipped	20

Q11. Does your current living situation meet your housing needs?

Answer Choices	Responses	
Yes, completely. I have no complaints	75.33%	345
Yes, somewhat. But I have complaints	18.12%	83
Not at all. I have complaints	3.06%	14
I don't care, as long as I have a roof over my head	1.97%	9
Prefer not to say	1.53%	7
	Answered	458
	Skipped	20

Q12. If applicable, what are the reasons for your current living situation not meeting your needs? (Select all that apply)

Answer Choices	Responses	
I cannot find housing that is adequate to meet my household needs	7.94%	17
My housing costs are unaffordable (renting or owning)	21.96%	47
My current home is too small	14.95%	32
My home needs major repairs	13.55%	29
Heating and electricity (or home energy) issues	13.55%	29
Lack of accessible potable water and/or septic disposal	4.67%	10
My home is overcrowded	2.80%	6
My home is unsuitable for my physical needs	6.07%	13
I can only find temporary accommodation	5.14%	11
I have no privacy	3.27%	7
I feel unsafe	2.80%	6
Not applicable to me	38.32%	82
Prefer not to say	6.07%	13
Other (please specify)	13.55%	29
	Answered	214
	Skipped	264

Q13. How confident are you that you could access affordable alternative housing if you needed to vacate your current home?

Answer Choices	Responses	
Extremely confident	15.94%	73
Very confident	14.85%	68
Somewhat confident	19.21%	88
Not so confident	14.63%	67
Not confident at all	32.31%	148
Prefer not to say	3.06%	14
	Answered	458
	Skipped	20

Q14. How informed are you with the role of the Islands Trust and other government agencies in the provision of housing?

Answer Choices	Responses	
Very well informed	19.05%	84
Somewhat aware	59.86%	264
Not aware at all although interested in learning more	15.65%	69
I don't pay much interest to these matters	3.85%	17
Prefer not to say	1.59%	7
	Answered	441
	Skipped	37

Q15. Based on your knowledge of the role of the Islands Trust and its associated bylaws and regulations, which housing actions in this list should the North Pender Island Local Trust Committee prioritize (select all that apply)

Answer Choices	Responses	
More flexible zoning options for accessory dwelling units (ADUs)	60.09%	265
Zoning and OCP amendments to allow for multi-unit residential developments	48.30%	213
Zoning and OCP amendments to allow for manufactured home communities (ie. portable structures with permanent foundations)	43.08%	190
Support and advocacy for traditional not-for-profit housing projects including for seniors	58.96%	260
Further restrictions on short term vacation rentals which could potentially become long term rentals	36.73%	162
Zoning and OCP amendments to allow for living in recreational vehicles/tiny homes on wheels	42.86%	189
The potential application of the Speculation and Vacancy Tax on Pender Islands (Islands Trust is currently exempt from this tax)	26.76%	118
I am not well informed enough to respond	7.26%	32
Prefer not to say	2.27%	10
Other (please specify)	11.11%	49
	Answered	441
	Skipped	37

Q 16.	Q16. Do you have any other comments on the project or ideas for improving access to affordable housing in the Pender Islands community?
Comment #	Comments
1	60 years of not allowing density is just nibyism and keeping these islands as a refuge for the wealthy. People need to live on these islands in order to have a vibrant community and that means all levels of affordable housing.
2	A trailer park or similar would be helpful. Removing restrictions on living in trailers would be straightforward, just living in one shouldn't be grounds for enforcement.
3	Adding housing will only put additional strain on our limited water resources. I don't see any resolution to the housing crunch as long as Pender remains a desirable place to live.
4	allow more flexibility to build secondary dwellings on properties smaller than the current 2 hectares
5	Allow purpose built rental accomodation to be built near the Driftwood
6	Allow secondary houses on large properties and legalize rental suites in homes.
7	Allow tiny homes/RV's etc Limit stvr's. There are a number of illegal stvr's operating on the island. The gulf islands are exempt from the new airbnb regulations enacted by the NDP last May. This has caused an influx of new stvr's on Pender. Also. Make it easier to find information on the locations of legal stvr's online so that we can report those that are running illegally.
8	Allowing a coach house or tiny home on a SFD lot, as long as it is properly connected to utilities would be an option in addition to identifying suitable land for a multi-unit complex. Currently, the various trailers and ad hoc bldgs in lots on Pender is not a viable long -term option. Basically, these structures degenerate into waste due to the climate- they are not built for heavy rain, extreme heat or cold
9	Allowing lane way type 2nd dwellings would make it easier for a young family to get a mortgage, pay a mortgage and stay on the island in their own dwelling
10	Allowing property owners to have smaller second homes on their property for long term rentals
11	Banning short term for long term rentals will not work for affordable housing. It also will be rented out at un affordable rates. Allow a second small residence or tiny home, and areas with affordable rental units in a tiny home parks. Put in bylaws that they are land scrapped, and kept tidy and presentable, with respectful conduct rules or they are kicked out. This to be independently monitored.
12	Bylaw amendment to allow Coach house on my ~ half acre acre property
13	Capable and eager working people keep leaving the island, most of the departing people cite the lack of affordable housing as the main reason. I would hope that the IT will allow high density affordable housing be built in logical areas of the island.
14	Carriage house/unit above an existing garage.
15	Changes to zoning and bylaws should only be done if community infrastructures (water & wastewater management and essential services) are in place to support expansion.

16	Clear standards for rv living so one can live within the law and not have anxiety about legality of situation
17	Common sense is needed. If there is non-arable land available, tiny homes & movable homes must be allowed.
18	CRD looks after Magic Lake, Islamds Trust needs to be gone
19	Definitely a need for low cost housing on the Island. The use of multi-unit residential properties and portable structures should be a priority.
20	define affordable.. until the building costs and regulations are significantly relaxed we will continue to face a shrinking housing stock. So long as it costs over \$400. / sq ft to build there is no incentive to build anything except high end structures. the illusion of affordability is just that. either build non profit on government owned land of which there is none on Pender and get rid of rent controls which have caused this problem in the first place. there is no incentive to build rentals here .
21	Definitely allowing people to live in mobile homes a development to accommodate this would help immensely. Low income people can't afford a house but could afford a trailer.
22	Do not advocate to apply the Spec Tax to the Gulf Islands - they are vacation properties. Adding the tax will cause collateral damage to tourism
23	Do not believe that Pender Islands is appropriate for the implementation of the speculation and vacancy tax, it would hurt the local economy and not result in more affordable housing. The majoriy of the housing stock is single family homes those are not the type of housing that becomes available or affordable through the implementation of the tax which is designed to move housing stock that is under utilized (condos) and speculative into the rental market or expensive housing (single family) into the realestate market. Not cause family cabin owners to be penalized by additional taxes.
24	Don't make this too large a priority as the root causes are well beyond the influence of the Trust. An increasing popularity in a finite region will cause housing affordability issues and this issue is not going away. Mitigate the problem with a reasonable approach to the construction of housing, and the regulations in that regard, (like for example allowing owner built houses with a severely reduced amount of red tape as is the case in the San Juan islands), in conjunction with an appropriate balance for environmental sustainability.
25	Encourage property owners with secondary units to provide rental accommodation.
26	Excessive tenant rights are a big hurdle to renting to someone. If you get a bad tenant you can't get rid of them. This is a big impediment to people wanting to rent their property to others.
27	Exempt from permit costs people with low incomes who work on island and are trying to build humble homes. Have one or two simple floor plans that pass the building code available for low income people to use.
28	Expanding our current senior situation in any direction would be wonderful
29	Focus on options to use water more effectively, so it isn't a bottleneck on approvals. E.g. Allow composting toilets / greywater system as alternative to septic field.

30	Focus on short term rentals is misguided; there's not many and eliminating them won't provide much of a solution to the housing issues.
31	Forbid the application of the Speculation and Vacancy Tax on Pender Islands. The market for long term rentals does not exist for family cottages
32	Frustrated by the restrictions on additional dwellings (the bathroom or kitchen rule) Frustrated with the Currents at Otter Bay development that brings in a bunch of second homers who use up resources such as water and healthcare without contributing to the island Frustrated that the folk who service the island - grocery store workers, cleaners, wait staff - have such a hard time finding accommodation. Why not a multi-unit development at the driftwood for these folk? Fed up with Vancouverites who bought property here 20 years ago for barely any money and who show up with entitlement to use the resources here - would love to see limitations on second home options. Frustrated that the rules around how big a new development can be seem to apply to some and not others. Some enormous developments classified as "barns" for example, that are really huge living spaces somehow get around the regs. And what's with the 12,000 square foot development on Razor Point? If you're going to have regs apply them equally.
33	Get government out of housing. Protect landlords rights and they will build more rental units
34	Has anyone done a study to see what affordable means to middle and lower income ppl What is the cost range that might be affordable once this question is answerable then build and regulate to this benchmark No point in building 400 ,000\$ accommodation is the affordability level is considerably lessbut again this should nit be in the scope of the Trust Before any steps are takensurely a review and resetting of the Trust scope is the logical first step ...the Trust has had the cart before the horse most recently when they tried to push through amendments to the Trust Plan a few years back with out adequate community feed back and involvement Thanks for listening
35	Having multiple homes is obscene. The people who work here can't afford to live here and we are losing essential services for residents as a result of empty vacation homes. Also most properties have the capacity for outbuilding rentals but bylaws prevent this, further reducing rentals. Contacting Islands Trust with these concerns is not at all accessible.
36	Housing needs to fit the demographic. Generally, seniors are well served and move off island for medical reasons. Affordable housing projects should focus on young people. But they need a job. Presently there are not many well-paying permanent jobs available. Note the staff turn over in the stores and restaurants. Perhaps what is needed is seasonal housing for staff (summer students) in the vacation season.
37	Housing will never become affordable to many people, and we will not build our way out of a housing shortage. It's disingenuous to suggest we will.
38	How many people, plus agricultural needs can our groundwater/lakes support?

39	I am in favour of keeping the spirit and community feel of the islands intact. Nit in favour of importing big city development. Definitely opposed to increasing taxes or adding the speculation tax. Allowing for some zoning flexibility would make a big difference.
40	I am strongly opposed to any possibility of a speculation and vacancy tax on Pender Islands. This would not increase 'affordable' housing in any way, and would greatly impact part time residents that comprise a significant part of the Island's economy as well as the ability to keep recreational properties.
41	I am very against the vacancy tax. (I am for it in the city, but not on the gulf islands as many people live here part time).
42	I believe that temporary housing should be allowed for seasonal employees of local establishments. Zoning would need to be changed to allow multiple units on the same property. This would create an opportunity for some select properties to become suitable to house employees. Being able to house staff for local business would boost the island in so many ways. Allowing rvs on every property would have a side risk of them being used for air BNB. While I have no problem with enabling tourism that can support our island, we need workers first to be able to support it.
43	I have lobbied with CRD and MLA to allow more RV's or tiny homes on the island. They use very, very little in the way of water resources and sewer and electric infrastructure compared to a permanent dwelling.
44	I heard that water issues is a big deterrent from progress but would at least like to see the ability to have a secondary tiny home on properties 1/2 acre plus.
45	I read constantly about young people trying to find housing on island in order to work here seasonally or full time. Is there any consideration given to Mobile home parks or other temporary yet well managed properties? Such a shame and easy enough to remedy.
46	I strongly support the development of shared living space that does not involve multi-level structures.
47	I support the idea of small homes similar to tiny homes so long as safety and sanitation is appropriately handled and the buildings are built to code (possibly a code specific to them as there are special considerations for that type of dwelling that current building code wouldn't allow for). I don't support the use of recreational vehicles/trailers as long term dwellings.
48	I think having a 4th layer of government makes the matter more complex and expensive.
49	I think that more flexible zoning for detached ADUs would benefit the community greatest. Seniors who want to age in place could rent out accessory buildings to caregivers, immediate family, caretakers, or a local family. Also serves as a mortgage helper for younger families who have a downpayment for a house but could use additional income for payments. Renting detached ADUs to seasonal workers benefits local businesses and community members. This bylaw should be number one in being revised to allow detached ADUs on smaller lots.
50	I think you are considering all of the right things already re: housing affordability, the environment, water availability, and involvement of First Nations. Overall I believe soft densification with all of these aspects in mind is the way to go.

51	I want a government body to improve access to clustered market housing, which has embedded in it affordable housing. Ideally this housing is environmentally appropriate and is available to older and younger alike.
52	I'd like to see grants for helping low income families make additions to their homes. I'd also like to see tiny houses allowed as an accessory building as I am getting older and it would be nice to have someone rent a small accessory building and be able to help with yard etc. I am a young senior but I am raising my preschool grandchild. Our home is overcrowded and we cannot afford to build an addition. Furthermore the taxes on the island are way too high and we are struggling to put taxes each year. Too much of our taxes seem to go into crd and islands trust. Islands trust should be funded by all British Columbians and not just the gulf islands.
53	I'm not sure how the Islands Trust fits into this mandate or what can really be done by it to make a difference. Many levels of government are tinkering around the edges of the problem driven by greed but no level wants to take the real decisive action needed to make a difference
54	If a cottage is on a property also with a house, zoning should be allowed so cottage can be subdivided and sold, if original property is 2 acres or more.
55	If the speculation tax is brought to North Pender we will sell our place (which is a secondary residence). I will not pay an added tax to the government to keep what I already own! We will use the proceeds from the sale to travel outside Canada, thus all of the \$ we spend in the CRD will leave.
56	In multi unit buildings - allow 1 long term rental + 1 short term vacation rental with less restrictions
57	Instead of allowing 10,000sf house size variances and relaxing waterfront setbacks on large properties for the wealthy 1%, the LTC should be focused on ensuring that our community has affordable accommodation options for those who provide the services so we can continue to live here.
58	It should not cost tens or hundreds of thousands of dollars to build a house that provides shelter, the ability to be warm and dry and has potable water. Beyond very basic structure, electrical and sewer should be the only concerns of building codes.
59	Less unnecessary application process. It's jump through hoops spend tons of money for nothing then add new rules to build on top making it cost prohibited for people to build homes
60	Leverage funds from the Building BC Community Housing Fund (CHF) to build "council homes" — locally-administered public housing for families and seniors.
61	Living on the Gulf Islands is a privilege, not a right. If one can't afford to live here, one must move on. The exception would be for those employees working on Island supporting local business.
62	Look at the end cost of your ideas and compare that to your housing goals.
63	Look at Whistler's seasonal staff accommodation. Put up a building with small 2 person suites and rent them to seasonal staff
64	Make secondary detached dwellings allowed in magic lake.

65	Most residents are older and therefore, like me, are fortunate enough to have been able to buy property while it was affordable. Property is not affordable for younger folks, who therefore can't afford to live here. The results of this survey will be skewed because people who can't afford to live here will not be completing this survey. The issue is that the younger, working people who are needed on the island cannot afford to live here.
66	Must understand availability of water.can't build new housing where there is not enough water.
67	My main concern for affordable house is to ensure there is housing for the work force we need on Pender.
68	Need to build multi- unit rentals or co-op beds. Any condo or multi- units would need to have low monthly strata fees as these combined with rent/mortgage make these units unaffordable
69	No but stop letting people to live on there RV
70	No just that I am personally supportive of BC's efforts in general to restrict short term rentals. I feel this & other policy decisions are helping somewhat to make properties available to younger people as new owners / renters. I am not supportive of the idea that people can own multiple homes without penalty when it hurts younger people and people trying to make ends meet.
71	No more people we are full
72	No speculation or vacancy tax, this market will crash and seniors will lose their nest egg and not able to move closer to medical care.
73	No trailers on wheels as permanent housing. All temporary housing hooked to sewer and water and inspected re: same
74	obviously banning all STVRs in self contained homes
75	On Pender Island we need multi family options to allow people who want to stay here. Past efforts have been rebuffed. We need flexible housing options for those perhaps want to share their homes - eg: divide into suites.
76	Only possible affordable option is tiny homes. All other options are too expensive to qualify as "affordable". Allow tiny homes on properties over 1 acre.
77	Past proposed multi unit buildings have been obstructed and discouraged until they wore the developers out. Developing property is hard work. Finding crews for all levels is expensive and finances are always limited and are eventually exhausted by NIMBYism. The pressure on individual proposals in the past (Browning and Poets Cove) are two examples which show what happened and what didn't (for no particularly good reason that I can think of). Lou Henshaw had great vision which I hope the Trust can now see with 20/20 hindsight. We would be facing a completely different picture had that development progressed. Multi units make for close bit independent situations as families morph in ways unimaginable when the Trust was founded. To not change with the times is a crime.
78	Pender Island is a rural community and we have bought a house there to enjoy rural setting, solitude, tranquility, relaxing and enjoying the natural beauty. Whatever you do, we would like to respect these aspect of Pender island. Please, please, do not turn the island in to an urban area and destroy the island's charm and beauty

79	Pender Island needs more community housing developments, similar to what is being developed on Galiano -- families and seniors supporting one another -- more cooperative housing, residential development on larger parcels of land that take the natural world into consideration. Just adding more buildings in Magic Lake area, when it is already overdeveloped and sewer and water supply is stressed is not very forward thinking.
80	People living fulltime in campers and trailer, which is currently against bylaws, BUT the IT is currently NOT enforcing, should only be allowed in a contained separate dedicated and approved location. When it occurs in an otherwise single family buildings area, it lowers the value and enjoyment of others!
81	Permanent RV Park or Tiny House Park on permanent foundations.
82	permit the building of small homes on existing lots half an acre can accommodate this provided appropriate setbacks are maintained
83	Propective buyers need to be informed somehow that the labour pool is limited, difficult to get trades, and we have bylaws they should read. More people would rent out long term instead vacation rentals if it was easier to get rid of bad tenants. It takes months for a hearing and you will probably lose not matter how bad it is. People are scared to rent long term.
84	put in place zoning for duplexes and carriage houses
85	Rental caps would be awesome
86	Restrict AirB&B licensing so that \$\$ stays on Island. No absentee owners.
87	Restricting STVRs will not increase availability of rental homes until legislative change offering protection to home owners in brought about. People are not willing to lose their homes or access to their family property for a renter that can destroy the place with years of red tape through the RTB with uncertain outcomes, if any, in favour of the home owner. People lose/foreclose their homes to bad renters before these issues are resolved in the current system. Simply not worth the risk, therefore limiting STVRs doesn't address the housing crisis issue.
88	Restrictions on the square footage of new homes being built. Zone a specific area of land for a multi unit rental development. Mirror bylaw changes related housing on South Pender. Vacant building tax and restrictions for short term rentals to discourage homes sitting empty and create more opportunities for first time homebuyers. Eg, newly established short term rentals must have a full time resident on the same property, or create an incentive for this model, to encourage a more sustainable local vacation economy.
89	Secondary suites Grants and tax incentives for landlords creating permanent rental accommodation Pressure the Province to create more equitable rental laws that don't drive landlords out of the rental market
90	Seems like you're on the right track...let's just get past the stage of talking about it and let's actually make some real workable changes!
91	Self-contained units for seniors
92	Setbacks (side and front) that are generous enough for privacy and coastal protection dictate house size - reducing house size not the answer given housing shortage and need for workers.

93	Short term rentals are not the problem to housing issues. Affordability is. Pender doesn't have enough low income subsidized housing to support the needs of low income earners. This is a social issue not an issue that should be pushed on existing owners. People wouldn't afford the rent of the homes being used as short term rentals.
94	So many abandoned boats and trailers. Is there a group yhat eoyld collect these, upgrade them and sell/rent them as housing as long as they are attached to septic or sewer on a single dwelling home to accommodate the housing needs.
95	Something that would keep people from buying houses and letting them sit empty or buying homes simply to invest would be to reinstate squatter's rights.
96	Streamline permit process. Reduce timeline for permits.
97	STV take homes from full time renters. Tiny homes or RVs will need sewer and water. No pump outs should be allowed.
98	Subsidies or other assistance for businesses to commission workforce housing.
99	Suggestion: Pressure the provincial gov't to amend the Residential Tenancy Act to allow island residents to offer FIXED-TERM, seasonal rentals, i.e. with definite end dates. Lack of housing for seasonal workers is a big problem on Pender. Current RTA legislation has no provision to allow seasonal rentals. With this one change, you would see a flood of new seasonal rentals available on the Gulf Islands.
100	Support applications for acerages to subdivide small 1/4 acre buiding lots along existing road frontages.
101	take a second to look up how many air bnbs Pender is zoned for, then go on the website and look at how many there are. Regulating this, and bringing in the speculation tax would very quickly make collosal improvements to to penders housing crisis
102	taking no issue with illegal suites, allow them, don't force people to hide advertising. Many people here live in unhealthy situation with mold etc and the quality of structures needs to be addresses since the majority of homes were built in the 70s and 80s - find a way to get grants for those committing to long term rental properties, like 10 years and register that commitment on title and a financial penalty for breaking it.
103	The CRD approves building permits, the need to include the Island Trust in these applications, additional information requests costs money and adds to the cost of building. The Islands Trust should consider a path that does not add to the cost of building. A Trust wide housing strategy is not appropriate, each Island is unique, has unique features, a strategy recognize this and address each Island appropriately. Allow desalination.
104	The current allowance of one house per property doesn't take into account the size of the land at all. This feels very disproportionate for a lot of the areas outside of magic lake estates on Pender and is a huge issue for housing.

<p>105</p>	<p>The government and island trust should allow people who have worked hard to afford their own house and property on Pender to do as they please (within reason, as long as the owners are not doing anything illegal). The more government reach there is the more difficult and expensive everything gets for citizens, and more division of class is created when implementing taxes. Affordable housing should be encouraged and implemented, but there shouldn't be any extra taxes added (like the vacancy tax). Property owners who live part time or vacation only on Pender pay property taxes like all of us. And there shouldn't be restrictions on property owners renting out or airbnb-ing their dwellings out because that creates tourism and tourism boosts the economy, more jobs are created and there is less poverty.</p>
<p>106</p>	<p>The Island Trust is supposed to preserve and protect the unique ecosystem on both Penders. Making it into a growing housing market zone, whether it be affordable or not, flies in the face of this mandate. We don't need more development! We need less tourism, fewer people and fewer businesses or all of our precious and pristine natural beauty will be lost. Look what happened to Banff and Jasper!!</p>
<p>107</p>	<p>The Islands Trust is now getting in the housing business when its primary goal is to preserve and protect. The Islands Trust is NOT proficient nor has the knowledge to be in the housing business. This can only mean ONE thing and that will be that the Islands Trust will now hire more staff to study and manage housing related issues when it is the responsibility of the Provincial and Federal Governments. This in turn will increase our property taxes due to the Islands Trust stepping outside their mandated boundaries.</p>
<p>108</p>	<p>The natural environment is more important than any other issue on this island. Tree removal or disturbances to eco-systems for alternative housing is unacceptable. I believe that expansion and improvement at Plum Tree Court is an obvious vision for Pender seniors. I am in favour of tiny homes on present dwellings, this would be acceptable. Sustaining the rural nature of the island and MINIMAL effect on the environment is paramount.</p>
<p>109</p>	<p>The original purpose and mandate of the Islands Trust was to preserve and protect environmental related issues. Now the Islands Trust is trying to be everything to everyone and is taking on the role of housing which will only lead to hiring more staff and increase the taxes imposed on properties and people living in the Islands Trust area. Housing should ONLY be the responsibility of the Provincial and Federal Governments.</p>
<p>110</p>	<p>The problem with affordable housing initiatives is that by definition most or all of them will increase the rate of population expansion on the islands. This must be detrimental to the environment and to resources such as water. One way to make housing more affordable is to restrict the size of houses. I would like to see large lots with small houses on them. That will keep population density down but the cost of housing is kept down due to the size of the houses being restricted.</p>
<p>111</p>	<p>The reality is only manufactured homes will provide quick affordable housing The cost and funding for anything else is virtually nonexistent unless it is for the rich</p>

112	The rules around allowing secondary accommodation on properties in Magic Lake Estates are too restrictive. We have a large site (nearly 2/3rds of an acre) with a small 670 sq ft house. If allowed we could have a 2nd living area that could be rented to a permanent tenant. We have no interest in running short term rentals.
113	The South Pender Trust has lagged behind and is actively hindering housing solutions- for example secondary suites, even for family are not allowed. The Trust could be advocating for the people with other regulatory bodies such as the CRD to make building more affordable and plausible. Some regulations are necessary, some are nothing more than corruption and gouging people trying to put a roof over their heads.
114	The speculation tax and the STVR restrictions will not solve the housing issue on North Pender. There is a need for more affordable housing to be built and the only way this will happen is by changing zoning and bylaws to allow more housing. People who are currently not renting out their home because it is a family vacation home will not change their mind and put their vacation home into the long term rental pool due to more restrictive rules regarding STVRs or because they pay the speculation tax.
115	The speculation tax is a punishing tax that has no reflection on anyone actually speculating. We have been owners on PI for over 30 years. The tax would cause us to be forced to sell after contributing to PI's economy after all those years. Thirty years of ownership should prove a lack of speculation, but it would'nt in the eyes of government. It is a tax grab that takes advantage of British Columbians who are just trying to enjoy the province they live in.
116	The speculation tax is a red herring and would do nothing to increase housing but would definitely harm the local economy, thus providing less work for those currently living on the island
117	There definitely is a need for more non profit housing for seniors. Currently the situation is outrageous. More and more this will become a outstanding issue as Baby Boomers age into their senior latter years and for their pets.
118	There needs to be a good mix of short term rentals and secondary long term suites as we need the tourism economy as well as housing for residents and staff of our services provided
119	this is important without wrecking the integrity of the island. As well as not taxing more of the environment and infrastructure. "Trailer park" and/or bunk house with common area type idea, rent to own, multi co living opportunities, small homes- less footprint. Upgrade infrastructure to support a second dwelling or self contained suite. Proof of proper infrastructure to support these. Approval of water catchment and grey water systems.
120	This is outside the IT mandate, but one crucial key to increasing affordable housing is to fix the landlord tennant act and dispute resolution process to protect tennants from unreasonable landlords AND to protect landlords from irresponsible tennants. People with space available are understandably hesitant to rent them given the horror stories out there (refusing to pay rent, damaging premises, etc etc). And as long as this is the case, tennants will have a hard time finding places to live. Disputes must be resolved quickly and enforced effectively, not months and years after the problems arise. The IT could advocate for this with other levels of government.
121	This should never have become an LTC issue!!!!

122	Tiny home “villages” for seniors, or community based living for aging seniors Multi Unit Residential Building at the Driftwood Centre Exploring Poets Cove Resort as a potential acquisition for housing seasonal staff, or high season housing for those who live in off-season rentals
123	Tiny home community
124	Tiny home community would make sense with a shared community space
125	Tiny home community, apartments, retail space with living space above are all needed as well as rent control
126	Tiny houses with a common building that would provide for shared living necessities such as cooking space, freezers, showers, storage, socializing.
127	Under no circumstance should any solution involve any additional taxation!! For anyone!! We are all already over taxed and underserved!!!!
128	Unfortunately being a landlord is not a lucrative business at all; it’s actually a burden unless you own your rental home outright and not worth the hassle and extreme expenses in my opinion. I was a landlord and sold my home because it cost more to run than it could bring in, in monthly long term rental fees. I think everything done up until now (province wide) has actually made the situation way more complicated and much less desirable to rent out accommodations. The only options for people looking for housing may be to find some type of very alternative housing arrangements at least while they are saving up money to invest in a home if that’s even an option for their future. If we don’t allow it, it’s still going to happen because it’s just what people can afford or do... they are desperate
129	We are in a housing crisis- put yourselves in other people’s’ shoes and be more flexible with zoning, by-laws and unique Island life.
130	We find that the decision to allow trailers means inadequate storage area for them and some areas which are becoming cluttered
131	We need an assessment of the maximum size of populations that can be supported on each island. This includes adequate local supply of food, water and services even is we are cut off from the adjacent cities for a lengthy period. Communities must be resilient to disruption.
132	We need residents who are interested in contributing to the community. Young people are an important part of this and they need a decent place to live.
133	We need to address this problem urgently! The current approach is not working. We are losing valuable members of the community of all ages and income levels

134	We need to move away from the capitalist system. Property values and rents have increased for no apparent reason, squeezing out those with marginal incomes. Also, renters rights/homeowners restrictions are almost too strict - many homes stay vacant because people are afraid to rent out their places, as renters do not always treat the property respectfully, and it is difficult/impossible to exit out of a rental agreement. There needs to be a middle ground - a compromise way to respectfully monitor rental situations, so homeowners can be reassured and therefore willing to offer a rental.
135	We need workers for maintenance and building projects; there are not enough here because there isn't enough housing for them, as I understand it.
136	While I fully support STVR restrictions, and implementing the speculation tax, housing is not the responsibility of the Trust (its the CRD in the SGI). OCP amendments for housing are contentious for several reasons: 1) because seniors, affordable or community housing options are often proposed for natural, forested or sensitive areas that are valued by the community for these reasons. Higher density housing options need to be proposed on land already developed or buying and converting existing large houses that are up for sale, and turned into rental units operated by a credible not for profit/or the CRD. It won't work to propose OCP amendments for housing problems that erode sensitive habitat and just allow more homes. You're just pitting people against each other; people that are concerned for both these issues. 2) The Trust has a horrible track record when it comes to thoughtful land use decisions that reflect climate & ecosystems concerns & water limitations. Because of this, proposals for more development will be met with scepticism and often opposition. 3) the CRD (and the Trust) needs to demonstrate that it can operate thoughtfully when it comes to development. Its makes promises for sensitive, careful planning and I have yet to see this when it comes to on-the ground decision making and planning on my isalnd. 4) Its laughable that the islands trust states its concerned about affordable housing, puts in (justified) house size bylaws and then grossly violates them by permitting a12,000 sq ft single family home. Huge credibility problem. 5) I support tiny house options or RVs that are thoughtfully planned, aren't slums (and bad for peoples health) like many of the trailers on Pender currently are. I think working with land owners to clean up the existing moldy trailers and the unsanitary/unsafe trailer rental options currently being utilized, in favour of small, clean and attractive solutions would be widely supported.
137	Why is this under Islands Trust, other than the zoning?
138	Would like to see more units built for low income seniors or families ie Plum Tree Court.
139	Yes, if we are talking about the Penders Magic Lake is already full to add more people or relax restrictions that have worked well for many years. Relax rules in South Pender or large rural areas in North Pender