

Pender Islands Housing Needs Survey, Fall 2024 Data Roll-up

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

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	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

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

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

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

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

Answer Choices	Responses	
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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

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	58.96%	260
Further restrictions on short term vacation rentals which could potentially become	36.73%	162
Zoning and OCP amendments to allow for living in recreational vehicles/tiny homes on	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

Q16. Do you have any other comments on the project or ideas for improving access to affordable housing in the Pender Islands community? Please keep your comments

Answered	145
Skipped	333