

MAYNE ISLAND HOUSING OPTIONS TASK FORCE

REPORT

May 31, 2011

The Mayne Island Housing Options Task Force Report has been prepared for presentation to the Mayne Island Local Trust Committee. The report is approved and signed by the following Task Force Members:

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This report is presented by Task Force members Pat Gasston, David Lindquist, Christie Meers, Carol Peets, Vicki Turay and Terrill Welch following the completion of Task Force activities between July 5, 2010 and May 31, 2011. Any questions or comments can be directed to the Chair, Terrill Welch via email at tawelch@shaw.ca or by calling 250-539-5877.

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Executive Summary

The Mayne Island Housing Options Task Force used a variety of information gathering approaches to determine what the current and future housing needs are for Mayne Island residents. These included the 2001 and 2006 Census summaries for Mayne Island and the Islands Trust area, interviews with renters and service providers, a questionnaire and a meeting with island businesses and a 22 question survey of island households. The Task Force findings identify a need to expand land use zoning to incorporate a variety of dwelling types; specific senior and special needs housing; and a need to stabilize long-term rental housing. In addition, though residents are generally satisfied with their current housing, there is a recognized need to create affordable housing options for purchase by those entering into the housing market. Local housing needs are influenced by a variety of factors and will likely not remain constant. These needs are best understood and addressed through regular and ongoing review.

The housing needs must be accomplished with careful consideration of available water supply, environmental impacts and the rural nature of Mayne Island.

The Task Force proposes the following nine recommendations to the Mayne Island Local Trust Committee:

Summary of Recommendations

1. **Secondary suites become a permitted use:** A secondary suite is considered "secondary" or "accessory" to the primary residence on the parcel. It normally has its own entrance, kitchen, bathroom and living area. Such a suite is defined as one of the following types:
 - A suite above a detached garage,
 - A suite above the main floor of a single-detached dwelling,
 - A suite below the main floor of a single-detached dwelling (a basement suite)
 - A suite attached to a single-detached dwelling at grade

A suite detached from the principle dwelling, such as a garden suite or guesthouse, would not be considered a secondary suite as this would fall under the definition of a "cottage." Other restrictions to a secondary suite may include size of the suite, such as not more than 40% of the size of the principle dwelling up to a maximum of 920 square feet.

2. **Increase zoning of permitted housing options to include multi-dwellings** such as semi-detached duplex, row house, townhouse, co-operative housing and housing above commercial sites in small combinations. For example, two to six dwellings per site or as appropriate for land parcel – not a high-rise apartment or condo building. The suggested areas for this densification are Miners Bay, Fernhill Centre and Village Bay.

3. **Zoning option for senior-friendly and special needs housing** which meets the following criteria:

- Single level.
- Walk or scooter accessible to services.
- Strata or low maintenance.
- Located in a setting with ample natural light.

For example, Abbeyfield non-profit model of family size senior housing in site specific locations. These family size group housing models usually have eight to ten residents. The Abbeyfield model is for active seniors who want a quality of life without domestic burdens and offers independence, community inclusion and affordability. Another example is side-by-side duplex housing or a ground level suite or small cottage.

4. **A Standing Advisory Group or a Housing Authority** be established. This entity could:

- Assist in the development of a strategic housing plan for Mayne Island.
- Take a leadership role in overall and site specific land use implementation for housing options.
- Provide the oversight for housing agreements.

5. **Encourage the formation of a non-profit Society** specifically for implementation of ongoing housing needs. This entity could:

- Have as its priority the development of senior-friendly and special needs housing options.
- Provide project management for non-profit housing.
- Provide property and rental management services for the community to assist with increasing long-term rental housing stock for our community.

6. **The Local Trust Committee keep the need to increase the diversity of housing options as an ongoing priority.** This includes the need to increase affordable market housing that can be owned or rented.

7. **Allow accessory suites for seniors or special needs housing** via a Temporary Use Permit or Housing Agreement on residential property.

8. **Site specific housing agreement be established to change land use to meet identified housing needs** such as senior-friendly, special needs, affordable family housing, residential rental.
9. **Explore options for tax incentives.** For example:
 - Ten year Islands Trust tax deferment on new rental construction.
 - Reduce taxes for long-term rentals - reduction in local government taxes for owners who rent to the same renter for at least 2 consecutive years.

Advantages and disadvantages for each of the nine recommendations to the Local Trust Committee, along with additional community recommendations, are included in the full report section beginning on page 24.

We need to encourage the under 50 population, so our demographic is more balanced. Affordable housing is a big part of that. Also, affordable housing, and smaller options, works best for some of the single older folks who simply don't want or need their big places anymore. Someone recently suggested co-op housing, mixed with seniors and young folks, with the seniors providing more of the funding, and the young folks providing more of the labour (if secondary suites were allowed, this could even happen on a very small scale)... Comment 80 Q. 22

Introduction and Background

Why the Task Force Was Formed

Our housing needs often change over our lifetime and it is important that communities have the flexibility to meet these changing needs. In 2010, the Mayne Island Local Trust Committee appointed the Mayne Island Housing Options Task Force to review and make recommendations about current and future housing needs for Mayne Island. The purpose of the Housing Options Task Force was to provide overall strategic advice to the Local Trust Committee on Mayne Island housing. The objective of the Task Force was to identify land use (zoning) requirements and policy issues related to addressing the present and future need for housing diversity on Mayne Island

Actions the Task Force Undertook

In order to fulfill the objectives outlined above, between July 2010 and May 2011, the Task Force researched and consulted with the residents of Mayne Island in several different ways. All meetings and surveys were advertized and the public was encouraged to participate.

General Public Meeting

A preliminary General Public meeting was held on November 28, 2010, with 9 members of the public attending. Discussion included both current and future housing needs. The group agreed that policy and zoning must allow individuals and groups the expectation that their housing options will be supported with flexibility and ease within a reasonable timeframe. Year round stable rental housing is required to enhance practical needs and quality of life for renters. There was also discussion around starting a non-profit housing society to offer property management services and to champion and address housing needs.

Business Questionnaire and Meeting

A Business Owners meeting was held on February 21, 2011 with 2 current business owners and one former owner in attendance. Discussion included ideas and concerns around renting homes, the existence of an informal rental network on Mayne and how the network assists people looking for rental accommodation; what types of housing are permitted under the current bylaws and zoning; the availability of housing agreements; and how environmental and water issues impact housing. Numerous suggestions were made including the idea that if people's interests in security of housing, flexibility in housing types and ongoing adaptability of housing are met, housing action will happen.

All Mayne Island business owners (63 in total) received a copy of a Business Owner's Questionnaire either by email or hand delivery. 9 were completed and returned, a return rate of 14%.

Mayne Island Housing Options Task Force Survey

At the end of March and into April 2011, a survey, with a link to an electronic version, was sent to 1300 registered land owners via the offices of the Islands Trust. In addition, 225 surveys were delivered via bulk mail to mail boxes on Mayne (which accept bulk mail.) The survey was also available electronically through the Mayne Island Housing Options Task Force webpage, Mayne Island.com and MayneNews. In addition, hard copy surveys were available for pick-up at several island stores and from Task Force members on a Saturday afternoon at a table at the Mayne Street Mall in Miners Bay.

Community Agency Interviews

Mayne Island representatives from the Mayne Island Assisted Living Society, Paramedics, First Responders and Home Support Workers were interviewed to provide additional perspectives on housing.

Renters Interviews

Thirteen residents of Mayne Island, who rent homes, were interviewed to provide an in-depth look at any rental concerns. In addition to the 13 interviewed, all renters were encouraged to complete the resident survey.

Mayne Island Community Profile

Demographics (from the 2006 census)

Mayne Island covers 22 sq. km, with a population of 1,100 permanent residents and a density of 50 residents per square kilometer. In the summer, the population can rise to approximately 2000 people. Of the 1,100 permanent residents, 155 are children, 14% of the total, and 340, or 31% of the total population, are seniors.

Land Use and Current Zoning

The majority of the island is zoned Settlement Residential and Rural. Commercial zoning is in place within the village at Miner's Bay, at Fernhill Centre, and on Whalen Road.

Properties less than 1.5 acres may have one home. Properties over 1.5 acres and less than 2.5 acres may have one home and one cottage under 646 sq. ft. Properties over 2.5 acres may have one home and one cottage up to 1001 sq. ft.

Minimum sub-dividable size, unless specially zoned, is currently 10 acres. Properties less than 10 acres may apply for rezoning to allow for smaller lots. Applications for rezoning can be complicated and may be expensive.

There are several major properties currently zoned for smaller lots (1.5 acres averaged) – on Campbell Bay Road and in the area of the school. Mayne Island zoning does allow mobile homes and travel trailers to be used as permanent homes, provided they are connected to septic and water systems.

The island has one of the lowest percentages of parkland within the Southern Gulf Islands at 4%.

Current Housing Quality and Cost (from the 2006 census)

The average value of an owner-occupied dwelling is \$413,000. 25% of the homes were built between 1971 and 1980, with 27% built before 1970.

Current Dwelling Use

The total number of private dwellings on Mayne, including seasonal homes, is 1100, with 590 of these occupied on a full time basis. Of the full time homes, 86% are owned, and 14% are rented.

Economic Factors Affecting Dwelling Use

Renters commented that real estate prices remain high on Mayne Island compared to the average wage, making it difficult for first time buyers to enter the real estate market. These comments were made even though the 2006 Census summary for affordability verses household income concludes that Mayne Island is slightly more affordable than the provincial average.

It seems that we need to develop some innovative ways to support low-cost housing, especially for lower-income individuals and families. I would support solutions like in-fill housing, secondary suites and the like, also housing co-ops, intentional communities and other such models. It is ALSO very important to me to protect the rural values, fragile natural island environment and our human community as well. We need to provide resources to attract and sustain young families on Mayne [Island] without destroying the island in the process. A challenge indeed. Comment 58 Q. 22

Individuals and families looking for work on Mayne Island often have difficulty finding full-time year-long employment which would provide them with the means to live on the island. The summer season, with its population increase of nearly 100% to approximately 2000 people, means fewer houses available for rent at that time, and the seasonal influx of summer workers means more renters are looking for temporary accommodation at a time when most homes are occupied.

In addition, high ferry fare costs and continuing fare increases put limitations on the number of casual visits to Mayne Island and impacts residents who need to go off island for appointments and treatment.

Interpretation of Survey Representation and Context

The Mayne Island Housing Options survey is representative of the Mayne Island population.

The survey was designed to collect one response per household. The survey information was collected between March/April 2011. As might be expected, there is no perfect point of comparison with other research. To determine if the survey results are representative of the Mayne Island population, the best comparative source is the 2006 census.

2006 Census	%	Survey	%	Finding	Comment
Total unround pop. 1112		Total pop. Represented in the survey responses 468		The % of the total pop. Represented in the survey is 42%	Census only collects information on full-time residents
occupied dwellings 589		households represented 203 (total number of surveys completed)		The % of total occupied dwellings compared to # of households responding is 34.4 %	This may be a problematic comparison as parameters for census are unknown
(rounded) Adults 1,000		Adults 411		41.1% of total pop	
Adults between 20-64 665	59.9 % of total pop. 66.5 % of all Adults	Adults between 19-64 256	54.7 % of total response pop. 62.29 % of all adult response pop.	Survey responses represent slightly less than 2006 census	May be a reasonable difference if we look at mobility status and aging pop.
Adults 65 or older 335	33.5 % of total pop.	Adults 65 or older 155	37.7 % of total response pop.	Survey responses represent slightly more than 2006 census	May be reasonable difference if we look at mobility status and aging pop.

2006 census	%	Survey	%	Finding	Comment
children 19 or younger 110 (rounded)	9.9 % of total pop.	children 18 or younger 57	12.18 % of total response pop.	slightly more than 2006 census	In comment 13 of question 3 of raw data counted 2 children.
dwellings rented	14 %	renter response	5.3 %	Survey representation appears to be lower than pop.	B.C. rented dwellings 30% 2006 census
dwellings owned	86 %	Owners represented	94.7 %	Survey representation appears to be higher than that of total pop.	
Mobility status 5 years or more	59.4 %	6 years or more both part and full-time	79.7 %	Survey reached people who have been here 6 or more years.	The survey may have missed people who are having difficulties with housing.

In this comparison to determine if the survey information is representative, there are many unaccounted for variables. The parameters for reporting differ between the 2006 census and the survey and the information has been collected five years apart. Also, Statistics Canada at times rounds a number which can sometimes skew results for small populations such as those of Mayne Island. Because of these factors, it is difficult to know if the survey information accurately represents the population of Mayne Island. However, as shown above, the sample size is somewhere between 32-42% of the population and the percentages are close to those in the 2006 Census with one notable exception – the low percentage of renter responses. Since this survey response issue was anticipated by the Task Force, thirteen individual renters have been interviewed to ensure the Task Force has adequate information. Therefore, the lower renter response should not be problematic for the Task Force.

To conclude, the survey findings are about having an “informed conversation” and should not be confused with empirical or statistical research data. The Task Force feels reasonably confident that the survey information, if considered along with other research findings, provides the Task Force with enough information to make recommendations regarding land use and policy for housing options on Mayne Island. The recommendations will represent the Task Force’s best estimates of need at this particular

time. In addition, it is recommended that the information be reviewed again once the 2011 Census material is available because of the close proximity of the timing between when both sets of information were gathered.

Following is a summary of the context in which survey, questionnaire and interview findings were collected.

Note: unless otherwise stated, all information referenced is from summary Census reports for 2001 and 2006.

Age distribution of population: In 2006 Mayne Island had *greater than* the British Columbia percentage of people over 45 years old and *less than* the British Columbia percentage of people 44 years or younger.

For example, the percentage of people between 45-64 years of age in British Columbia in 2006 was 28.4 % compared with 46% for Mayne Island.

The percentage of people between 20-44 years of age in British Columbia in 2006 was 33.9 compared with 14.1 % for Mayne Island.

The summary graph for the 2001 Census shows similar findings though the percentages are even more pronounced for people 45 years or older for Mayne Island. What this seems to show is that Mayne Island has a larger than the provincial share of the “baby boomer bubble.” In a quick glance through the same information for neighbouring islands this seems to be a consistent trend for the Gulf Islands.

Rented Housing: Rented housing on Mayne Island has declined from 18% in 2001 to 14% in 2006 compared to 33% in 2001 to 30% in 2006 for rented housing for British Columbia.

Affordability (vs. Household Income): Refer to 2001 and 2006 Census summary table for Mayne Island.

Average gross rentals have increased from \$401 (compared to \$750 in BC) in 2001 to \$521 (compared to \$828 in BC) in 2006. The percentage of tenant occupied dwellings spending 30-99% of household income on rent was 24% in 2006 compared to 35% in British Columbia.

Average value of dwellings has increased from \$241,137 (compared to \$230,645 in BC) to \$413,847 (compared to \$418,703 in BC) in 2006. The percentage of owner occupied dwellings spending 30-99% of household income on major payments was 15% in 2006 compared to 19% in British Columbia for the same time period.

Existing Density for Mayne Island:

In the 2006 Census the population on Mayne Island was reported as 49.9 persons per square km compared to 4.4 persons per square km in British Columbia. The Mayne Island population had increased from 880 to 1,112 or by 26.4% since 2001. During this same time the population of British Columbia increased by 5.3%.

For further reference, the 2001 Census reported that there were 39.51 persons per square km on Mayne Island.

In comparison with other Gulf Islands:

Gabriola Island – density in 2006 70.3 per square km and a population increase of 15% since 2001.

Bowen Island – density in 2006 67.3 per square km and a population increase of 13.7% since 2001.

Salt Spring Island – density in 2006 52.9 per square km and a population increase of 3.9% since 2001.

North Pender Island – density in 2006 39.3 per square km and a population increase of 12.4 % since 2001.

Galiano Island – density in 2006 20.9 per square km and a population increase of 17.5% since 2001.

Saturna Island – density in 2006 10.2 per square km and a population increase of 12.5 % since 2001. Note: population increased from 319 to 359 during this time frame.

Existing Dwelling Type:

Of the 590 private dwellings occupied in 2006, 565 were single-detached houses or 95.8% of the housing stock compared to 49.0% in British Columbia. The only other housing types, identified for Mayne Island in 2006, were movable dwellings (2.5%).

The variety of housing identified for British Columbia includes: semi-detached house 3.1%; row house 6.8%; apartment, duplex 10.2%; apartment, building with 5 or more storeys 7.2%; apartment, building with under 5 storeys 20.9%; other single-attached house .2%; and movable dwellings 2.6%.

Due to the unique history and development of Mayne Island it is helpful for comparison to reference a couple of other islands on the west coast.

Salt Spring Island which has a similar reported density to Mayne Island in the 2006 census has the following variety of housing: single-detached house 86.3%; semi-detached

house 3.8%; row house 2.5%; apartment, duplex 3.6%; apartment, building with 5 or more storeys .0%; apartment, building with under 5 stories .8%; other single-attached house .2%; and movable dwelling 2.5%.

Bowen Island (which has a higher density of 67.3 compared to Mayne Island in the 2006 census) has the following variety of housing: single-detached housing 90.3%; semi-detached house .4%; row house 1.5%; apartment, duplex 3.0%; apartment building with 5 or more stories .0%; apartment, building with under 5 storeys 4.1%; and movable dwelling 7%.

Official Community Plan:

The Islands Trust context includes as a first priority “to provide a balance between preservation of the natural environment and development associated with human settlement and economic activity.” And “a second priority is to preserve the unique personality of the community while providing for its needs and those of its visitors in a manner and at scale that does not overburden the limited resources of the island or its residents.”

The Broad Community Objectives (1.2) of the Official Community Plan (OCP) include:

1. To preserve and protect the natural environment of the Mayne Island Trust Area, the quantity and quality of its surface and groundwater, and the diversity of its flora and fauna.
2. To support a rural island community by preserving for resident and visitor enjoyment, the aesthetic, historic, scenic and natural resource values from the forests, farmlands, gardens, waterways, coastline and marine environment of the Mayne Island Trust Area.
3. To protect the coastal systems and preserve land areas which are of natural or scenic interest, critical to wildlife, or sensitive to development and contamination.
4. To support incentives that will assist in the retention of large parcels of land for reasons of preserving open green space and encouraging sustainable agriculture and silviculture.
5. To support a diverse and vital community structure through effective housing policies for affordability, long term rental opportunities and special needs while maintaining flexibility for a range of dwelling types.
6. To recognize the important role that varied livelihoods and a vibrant economy play in our community’s unique character through the encouragement of economic diversity and a vital local economy.

Pertinent Housing Options Policies include:

2.1.4.4 Affordable housing is encouraged through joined or multiple housing units which may be considered by site specific rezoning of a parcel subject to compliance with Section 2.8 (Amenity Zoning Guidelines) of the OCP.

2.1.4.6 Despite the average parcel size provision applicable to this designation, increased density may be permitted on a parcel subject to compliance with the Amenity Zoning Guidelines (Section 2.8) and the Density Transfer Provisions (Section 2.9) of the OCP.

Results of Interviews, Questionnaire and Survey

Renters Interview Results

Personal interviews were conducted with 13 island renters. Numbers do not always add to 13, as some questions allowed more than one response and some respondents did not answer every question.

More security/stability: We are on a 6 month lease, which is more secure than renting month-to-month, but the place is for sale, so we know we're going to have to leave, and it's very hard to find another place to rent on Mayne [Island]... Comment Q. 9

Length of time renting on Mayne

One year or less – 4
3 years – 2
4 years - 1
6 years - 2
8 years – 1
10 or more – 3

Number of different homes rented over that period of time

One residence – 4
Two residences – 5
Four residences - 3
Five residences – 1

Size of household in the residence

Adults only – 5 households
Adults and pets – 4 households
Adults and children – 1 household
Adults, children and pets - 2

The current rental unit meets the renters needs:

Yes, nicely – 5
Yes, adequately – 5
No – 3

Maximum affordable rent

\$400 – 499 – 3
\$500 – 599 – 4

\$600 – 699 – 2
\$700 – 799 – 1
\$800 – 899 – 1
Over \$1000 – 2

Preferred rental locations

Miners Bay/the village – 5
Bennett Bay – 3
Dinner Bay, Felix Jack area, Village Bay – 1 each

Respondents who would consider high density or co-op housing

Yes – 9
No – 4

Issues that renters have encountered

No pets allowed in rental – 6
Expensive to heat – 3
Housing substandard and/or poorly maintained – 3
No long term leases available – 2
Lack of privacy – 2
No furnished homes available - 2
Additional issues included a lack of homes available to rent, cold and drafty homes without wood heat available, and a lack of control over circumstances.

Observation from renters

Spare cottages that would be ideal self-contained rentals exist all over the island but people will not rent them out.

Community Agency Interview Results

Representatives from four Mayne Island agencies were interviewed. These interviews including individuals from the Assisted Living Association, Paramedics, First Responders, and Home Support Workers to obtain their observations and concerns about existing housing situations on the island. The majority of the people they referred to are seniors, and all are living in single family homes. The major concerns were safety, isolation, unsanitary conditions and affordability of housing.

Seniors want independence for as long as possible and will keep their houses for as long as possible, because of this. Affordable support programs of clubs, groups, the library, assisted living, home nursing care, meals on wheels, and exercise groups all encourage us to stay healthy.... When our health fails, so many of us would like the option of senior housing, and hospice care living here on this wonderful island.

Comment 78 Q. 22

Safety is a major issue for elderly people living alone. In case of emergency, will they be able to contact Emergency Services for assistance? Due to the nature of housing on Mayne Island, many seniors live in isolated homes. If they must rely on others for transportation, loneliness and depression can become significant issues. There are instances of seniors being unable to afford to maintain their homes, leading to unsafe and unsanitary conditions. Others are unable to afford to heat the whole home and have made the decision to heat and live in just one room.

Representatives of four agencies observed that the options of affordable seniors housing and assisted living housing on Mayne Island would benefit many seniors, and allow them to live on Mayne Island as they age. However, representatives cautioned that many seniors are very reluctant to leave their own homes, no matter what the circumstances are.

Business Questionnaire Results

Nine of 63 questionnaires were completed, for a return rate of 14%. Numbers do not always add to 9, as some questions allowed more than one response and some respondents did not answer every question.

Businesses described themselves as:

Types of Business – retail 1, service 1, agricultural 1

Number of years, on average, current owner has been operating this business – 9

Current average number of employees excluding owner – 4

Business growth anticipated over next 10 years – decrease 1, about the same 0, moderate growth 5 (77%), expanding 1, not in business 1, no idea 1

Business location – residential home 3, commercial property 5, farm 1

Ideal employees were described as:

Age: any age 6; 30 – 39 years of age 3; 40 – 49 years 1

Gender – doesn't matter 8

Family status – doesn't matter 7; single 1; married 1

Type of employee required - student 2, retired 2, professional 2, labourer 4, tradesperson 1, other 3

Wages – the majority of employers pay between \$13 and \$20 per hour

Employee accommodation, both current and future:

Known housing challenges for employees include a lack of long term rentals and no accommodation availability for summer staff. Past solutions to meet employee accommodation needs include using a series of short term rentals, living in trailers, and hiring people who already own

homes on Mayne Island. Currently 3 of the 9 responding employers provide employee accommodation. 2 may consider providing accommodation in the future, and 5 could not consider it.

Zoning suggestions for better employee housing include:

Permit secondary rental suites in homes 3, permit duplexes 1, subdivide large properties 1, allow rental of currently non-conforming cottages to long term renters 1.

Additional housing ideas from the Business Survey

- permit rental duplexes or condos in some areas
- provide incentives for secondary suites
- permit Short Term Vacation Rentals
- Provide low cost housing
- Provide seniors housing, including small scale care homes
- Permit additional rental units on smaller lots
- Amend zoning to permit more dwellings

It is nice to have single-detached for those who can afford it, but it would be great to have some other options for those who are trying to get into the market (and rental options, like apartments, or secondary suites, for those who are new to the Island or who don't need a whole house to themselves) ~ I think an apartment or townhouse situation would work in the downtown core, where there would be less need for vehicle use too (not everyone wants a car, but it can be hard to live here without one unless you live close to services, like [Miners Bay]) ~ densify close to services downtown core, health centre/school area, etc.), keep rural areas large (density transfer perhaps? Or zoning). Comment in other Q.18

Mayne Island Housing Options Task Force Survey Results

The 22 question Survey received 203 total household responses that were completed online (96) and by print submission (107). The Survey was widely circulated using a variety of methods. At the end of March and into April 2011, a survey, including a link to an electronic version, was sent to 1300 registered land owners via the offices of the Islands Trust. In addition, 225 surveys were delivered via bulk mail to mail boxes on Mayne Island (which accept bulk mail). The survey was also available electronically through the Mayne Island Housing Options Task Force webpage, Mayne Island.com and MayneNews. In addition, hard copy surveys were available for pick-up at several island stores and from Task Force members on a Saturday afternoon at a table at the Miners Bay mall. The information has been reviewed by the Task Force from the following three perspectives:

Owners

WHO OWNERS ARE:

- 94.7% of survey responders
- 97.7% have either 1 or 2 adults in the home over 65 years of age
- 80% very satisfied or satisfied with size of home
- 80.4% very satisfied or satisfied with conditions of home
- 74.2% very satisfied or satisfied with monthly cost of home
- 83.8% very satisfied or satisfied with accessibility of home
- 68.9% will leave Mayne when they change their place of residence. They will go to single family homes, duplex/row housing, apartments, seniors housing or low-cost housing.

WHAT OWNERS SAID THEY WANTED:

- Increase home size – 27 of 138 comments. Most want to add another bedroom or another bathroom
- Update the home – 22 of 138 comments. Owners want to update their home – insulate, update windows and services (hydro and water), improve heating and plumbing, new kitchen
- Affordability – 12 of 138 owners mentioned affordability issues – 4 high cost of heating, 3 high taxes, 2 high cost of water, 1 unable to maintain home, 2 unable to afford home overall
- Types of housing that should be encouraged - single detached dwellings – 67 (42%), additional basement and secondary suites – 65 (41%); co-operative housing 63 (39%).
- Site - 7 of 138 comments addressed a change of site for the home – waterfront, flatter lot
- Accessibility - 6 of 138 comments; to eliminate stairs.
- Water - 5 of 138 comments – 1 for well water, 1 for availability of water and sewer, 1 for better water quality, 1 for better water supply.
- Downsize – 3 comments out of 138: to downsize.

Renters

From on-line and printed survey responses, 60% of rental households were one person; 40% 2 person. One respondent claimed 2 children under 18, another claimed 4. There were 4 residents over 65.

All renters were full-time, with 60% having lived on Mayne Island more than 10 years. Average size of home was 700 to 1,000 sq. ft. and most renters were satisfied to very satisfied with their present housing situation with respect to size, condition, cost and accessibility.

Sixty percent of responding renters were resident on Mayne Island over 10 years; 20% 6-10 years; 10% 4-6 years; and 10% less than 2 years.

The main issues were:

- 70% did not have sufficient down payment to purchase a home;
- 60% experienced a shortage of affordable rental housing;
- 50% indicated limited number of houses for sale;
- 40% thought available houses too small or poor quality;
- 40% could not qualify for a mortgage.

Renters anticipating changes of residence:

- 30% within 12 months;
- 20% within 12-24 months;
- 20% within 2-5 years;
- 20% not sooner than 5 years;
- 10% never changing;
- 87.5% intended to remain on Mayne;
- 74.4% intended to seek single family residence.

Problems identified included lack of subsidized housing, poor quality rental houses, lack of affordable rentals, lack of housing for elderly, and lack of dwelling types. Some renters experienced difficulties with landlords not abiding by rental agreements and not respecting renter's legal rights.

Regarding Housing Adequacy:

- 63.1% were satisfied or very satisfied with the size of the rental home; about 25% were neutral, and only about 10% were dissatisfied.
- 63% were satisfied or very satisfied with the condition of the rental, while 21% were neither satisfied nor dissatisfied, and 16% of responses indicated dissatisfaction.
- Of 15 responses regarding cost of the rental, 4 were very satisfied, 6 satisfied, and 5 neutral.
- Of 18 responses regarding accessibility (stairs, etc.), 78% were satisfied or very satisfied, and the rest neither satisfied nor dissatisfied.

Comments from renters:

- Many of the island's workers are renters.

Seniors

The Mayne Island Housing Options Task Force survey results find that 155 of the 468 people represented in the survey were 65 years of age or older. Of those, 38.4% anticipated changing their place of residence in more than five years in the future and 34.3% answered that they never anticipated changing their residence. There were 16.2 % who responded that they anticipated changing their place of residence between 2-5 years in the future.

From interviews with health care professionals the Task Force has been advised that at least one senior is living in only the kitchen area of their home to save on heating. In addition, basic home maintenance of eaves, getting firewood, cooking and cleaning are becoming unmanageable for some older residents. Further, general discussion has identified a current land use agreement for senior housing at “the church property” as inappropriate because location is too far away and too steep for easy walking or scooter use to stores and services.

When asked in the survey how they felt about their present housing situation, the percentage that were satisfied or very satisfied was between 84% and 87% for size, condition and accessibility. However, monthly cost of self-owned home responses was slightly lower at 71.7% for satisfied or very satisfied. In question 11, when asked if they could change one thing there were many comments related to reducing heating cost such as getting double glazed windows, cheaper electrical heating, reduce the cost of hydro and heating, and adding more insulation.

For those 65 years old and older who responded to the survey, 73.9% who intend to change their place of residence expect that it **will not be** on Mayne Island. Currently, 95.7% of this group owns their own home.

When asked what type of housing they would most likely seek when they changed their place of residence 57 of the 81 options identified were some form of self-owned housing with single-family detached housing identified 14 times, followed by seniors housing which was identified 13 times. Semi-detached duplex or row house or townhouse and apartment building or multi-unit complex were identified 11 times each. Only 15 responses were identified for rental options, with six of those being for senior housing.

Forty out of seventy-four respondents in this group agreed or strongly agreed that Mayne Island has a lack of different dwelling types. Sixty-one out of 74 agreed or strongly agreed that there is a lack of housing for the elderly.

When asked to check all types of housing and zoning options that should be encouraged basement and secondary suite, co-operative housing and single family detached home tied for top percentages at 39.6% each. However, all housing types received support by this group with 19 responses in the “other” category with six of those being for various types of senior housing.

The top priority is to keep Mayne Island rural and quiet while accessible to seniors through a well-planned senior’s residence near the medical centre central to Miner’s Bay services. Comment 50

The respondents aged 65 and older had 45 additional informative comments when asked if they had anything else they would like to tell us. Themes included the need for senior

housing, being mindful of limited water, protecting the island's rural nature, legalizing secondary suites, affordable housing options for younger workers, etcetera.

What becomes apparent from the survey and interviews is that Mayne Island seniors are home owners now and they anticipate staying home owners in the future even if their type or location of dwelling changes. Their identification of the housing types they would like to see encouraged roughly match what they would like to purchase in the future. This group is mindful of what makes Mayne Island what it is today and yet they understand there are pressures for affordable stable housing for young workers and young families. This group has deep long-held roots to our community and appears to want to stay here for the rest of their lives *if* appropriate housing is available to meet their needs. The other factor to continuing to live on Mayne Island is adequate health care as they get older. It is also clear that current housing options fall short of their needs as they advance in age and become less able to independently maintain their current single-family detached dwelling.

There is a real need for senior' housing and assisted living accommodation so that elderly and disabled residents [do] not have to leave the island – located in Miners Bay, to have easy access to facilities by those who cannot drive but can walk short distances, or use walkers or electric wheelchairs....Comment 11 Q. 22

Task Force Conclusions and Recommendations

General:

All recommendations implemented must carefully consider potential for water use, environmental impacts and address loss of rural lifestyle concerns.

All housing must take into account adequate water and septic provisions. Any rezoning must be done carefully, with adequate community consultation. Comment 23 Q. 22

All recommendations implemented should carefully consider long range planning for the passage of the baby boomer population defined as those born between 1946 and 1965. According to 2001 and 2006 census results, Mayne Island attracts a greater percentage of people in this population than the percentage for British Columbia.

Housing diversity that fits the needs of seniors is an immediate and long-term land use planning and policy issue for Mayne Island. The fastest growth in the seniors population is occurring among Canadians 85 years of age and older. In 2001, over 430,000 Canadians were 85 years of age or older - more than twice as many as in 1981, and more than twenty times as many as in 1921. The proportion of Canadians aged 85 or more is expected to grow to 1.6 million in 2041 - 4% of the overall population (reference: <http://www.phac-aspc.gc.ca/seniors-aines/publications/public/various-varies/papier-fed-papier/fedreport1-eng.php>)

Further, some of the current and future increase in need for senior housing may decline in the distant future as demographics continue to change. Local housing needs are influenced by a variety of factors and are unlikely to remain constant. These needs are best addressed through regular and ongoing review.

Please note that Task Force members do not have community zoning planning experience. There may be better ways to meet the need for increased dwelling types, senior and special needs housing and stabilizing long-term rental housing than the specific language used in each of the options provided. In addition, there is a need to create affordable purchase housing options for first time buyers. The Task Force asks that the intent in each of the following recommendations be the focus of the Local Trust Committee.

Lack of traditional federal or provincial funding for affordable subsidized housing has resulted in local governments, such as the Islands Trust and Capital Regional District, needing to take the lead in ensuring affordable market housing options are available. The options presented by the Task Force reflect this reality but do not preclude the need for subsidized affordable housing if such funding were to become available.

The Task Force recommends that the Official Community Plan and community by-laws and policies be updated to include the following recommendations.

Summary Table Showing Recommendations in Time and Cost Matrix:

Time and Cost Matrix for policy and land use recommendations to the Local Trust Committee for Mayne Island Housing Options.	Low Cost -minimum expense -low environmental impact on water/land use - maintains current community structure / land use structures	Medium Cost - moderate expense that dovetails with existing land use zoning - localized change in a specific area or to a specific type of zoning	High Cost - change to land use by-laws for all island properties - change to policy for land use across island properties - recognized water and land use changes
Immediate 0-1 year	6. Local Trust Committee keeps the need to increase the diversity of housing options as an ongoing priority. 5. Encourage development of a non-profit housing society	7. Allow accessory suites for seniors or special needs housing 8. Site specific housing agreement be established to change land use to meet identified housing needs.	4. Establish a standing Advisory Group or Housing Authority
Short-term 1- 10 years	3. Zoning option for senior-friendly and special needs housing.	9. Explore options for tax incentives.	1. Secondary suites become a permitted use
Long-term 10-20 years		2. Increase zoning of permitted housing options to include multi-dwellings.	

Comprehensive Recommendations

1. **Secondary suites become a permitted use:** A secondary suite is considered "secondary" or "accessory" to the primary residence on the parcel. It normally has its own entrance, kitchen, bathroom and living area. Such a suite is defined as one of the following types:

- A suite above a detached garage,
- A suite above the main floor of a single-detached dwelling,
- A suite below the main floor of a single-detached dwelling (a basement suite)
- A suite attached to a single-detached dwelling at grade

A suite detached from the principle dwelling, such as a garden suite or guesthouse, would not be considered a secondary suite as this would fall under the definition of a "cottage." Other restrictions may include size of the suite, such as not more than 40% of the size of the principle dwelling up to a maximum of 920 square feet. (High Cost / Short-term)

Advantages

- Potential for owners to stay on their property longer by living in a smaller part of the dwelling while having a tenant: this limits isolation and has the possibility of there being special arrangements for home and yard care.
- Existing suite usage becomes part of the known and legal rental market.
- Creation of new rental units which could help with mortgages.
- Affordable rental housing is not currently being built because of the high cost of building in relation to the potential return from rental revenue. Secondary suites are an integrated way to increase rental stock in a community.
- Option is the most widely supported new housing type by those participating in the survey.

Disadvantages

- Difficult to determine long-term impact on water and density.
- A blanket change to land use by-laws leaves little room for adjustment over time
- May not create additional housing in central areas easily accessible for people with less mobility.

2. **Increase zoning of permitted housing options to include multi-dwellings** such as semi-detached duplex, row house, townhouse, co-operative housing and housing above commercial sites in small combinations. For example, two to six dwellings per site or as appropriate for land parcel – not a high-rise apartment or condo building. The suggested areas for this densification are Miners Bay, Fernhill Centre and Village Bay. (Medium Cost / Long-term)

Advantages

- Creates diversified self-owned housing options with minimal impact on overall rural nature or vehicle usage.
- Provides for potential land-use zoning that supports the ability of seniors to age in place when no longer wanting to or able to live in a single-detached family dwelling.
- Residents without a vehicle or driver's license could reside on Mayne Island and independently access services in Miners Bay and Fernhill while Villiage Bay offers easy access to ferry and services in Sidney.
- Small combinations of multi-dwellings are most in keeping with current community.

Disadvantages

- It may be difficult to attract builders to exercise zoning options. Small developments of this nature are not usually profitable for larger development companies. Most likely this type of development would need to be taken on by current landowners wanting to develop property into strata ownership; or co-owners or non-profit society purchasing a property for this developmental potential.
- Water and sewer needs may be a concern and would need to be adequately addressed.
- Community fear about unchecked development and growth would need to be addressed. Further discussion about density and walk-ability of Miners Bay and Fernhill Centre areas is needed before such a recommendation proceeds. The Task Force has little information of overall community desirability for increased density in these specific areas. Focus has remained on not creating any further urban-like sprawl by making lot sizes smaller.
- Affordable land opportunities may come available in areas outside of Miner's Bay and Fernhill Centre while more expensive land in these central areas is not developed to meet these identified housing option needs.

3. **Zoning option for senior-friendly and special needs housing** which meets the following criteria: single level, walk or scooter accessible to services, strata or low maintenance and in a setting and location with significant natural lighting. For example, Abbeyfield non-profit model of family size senior housing in site specific locations. These family size group housing models usually have eight to ten residents. The Abbeyfield model is for active seniors who want a quality of life without domestic burdens and offers independence, community and affordability. Another example is side-by-side duplex housing or a ground level suite or small cottage. (High Cost / Long-term)

Advantages

- People can continue to live on Mayne Island with friends when not able or wanting to live in self-owned single-family detached housing.
- Each house remains a part of the larger community and may blend in with other homes nearby.
- Accessibility to services may reduce isolation.

Disadvantages

- These types of housing options may require a non-profit society for development and management, such as an Abbeyfield house. There is currently little or no funding for such a model, though a proposal could be developed for the consideration of a no-interest loan from BC Housing or other funding that may become available in the future. Generally the horizon line from the start of the proposal to funding and building of housing is about 10 years. One solution may be for an existing house to be granted a housing agreement for rental and management of an Abbeyfield house with a long-term lease to a non-profit society. (Low Cost / Short-term)
- These types of housing options are for individuals that are well enough to manage their basic personal needs.

4. **A Standing Advisory Group or a Housing Authority** be established. This entity could:

- Assist in the development of a strategic housing plan for Mayne Island.
- Take a leadership role in overall and site specific land use implementation for housing options.
- Provide the oversight for housing agreements.

(High Cost / Immediate)

Advantages

- The vision for a Standing Advisory Group / Housing Authority on Mayne Island would be to act as a leader and advocate on behalf of community housing needs.
- The community would further strengthen its understanding and need for community renewal and sustainability through thoughtful and purposeful community land use and policies to support housing diversity.

Disadvantages

- The Housing Advisory Group could become a target for community resistance to change and development of any sort.

5. **Encourage the creation of a non-profit Society** specifically for implementation of ongoing housing needs. This entity could:

- Have a priority to lead in the development of senior-friendly and special needs housing options.
- Provide project management for non-profit housing.
- Provide property and rental management services for the community to assist with increasing long-term rental housing stock for our community.

(Low Cost / Immediate)

Advantages

- The non-profit housing society provides the practical means for the development of specific housing needs in a situation that may not attract a private developer because of the small scale of opportunities.

Disadvantages

- Without a purposeful ongoing community engagement plan, the work of creating housing options could become delegated to the efforts of this entity alone and separated from ongoing community involvement and efforts.
- The coordination between the Local Trust Committee and an advisory group and a non-profit society will be critical to the success of addressing housing needs.
- Could be taxing on limited volunteer human resources.

6. **The Local Trust Committee keep the need to increase the diversity of housing options as an ongoing priority.** This includes the need to increase affordable market housing that can be owned or rented. (Low Cost / Immediate)

Advantages

- With the support of the Local Trust Committee, the community will have a better chance to make changes in a reasonable time frame.

Disadvantages

- We don't know what else is currently on the Local Trust Committee's priority list and what housing might displace.

7. **Allow accessory suites for seniors or special needs housing** via Temporary Use Permit or Housing Agreement on residential property (Medium Cost / Immediate)

Advantages

- Allows for flexibility to meet an immediate need.

Disadvantages

- Temporary Use Permit may create a cumbersome process and uncertainty for family.
- Housing Agreement may be administratively cumbersome to oversee.

8. **Site specific housing agreement be established to change land use to meet identified housing needs** such as senior-friendly, special needs, affordable family housing, residential rental.

Advantage

- Increase flexibility in implementing diverse housing options.

Disadvantage

- Difficult to develop criteria for decision-making.
- Challenging to monitor if housing is being used for requested purpose.

9. **Explore options for tax incentives**. For example:

- Ten year Islands Trust tax deferral on new rental construction.
- Reduce taxes for long-term rentals - reduction in local government taxes for owners who rent to the same renter for at least 2 consecutive years.

(High Cost / Short-term)

Advantage

- May stimulate the development and availability of long-term rental housing.

Disadvantage

- Tax incentives may not be enough to encourage rental housing.
- At this time only zoned for single-family detached housing which is one of the most expensive housing options and not usually the variety undertaken for rental property.
- May be difficult to administer.
- Who could approve such a reduction? Unsure of governing body to approach.

Additional community recommendations from findings beyond Islands Trust land use and policy development.

- Update home – provide information regarding grants or loans to assist low income people to update their homes to be more energy efficient. Some of these grants were available in the past.
- Affordability – provide information regarding grants and reverse mortgages so that people can afford to maintain their homes, allowing them to live comfortably. Investigate tax reductions (from local government taxes) for low income seniors.
- Accessibility – provide information re grants, loans, reverse mortgages so people can adapt their homes to suit their current and future needs.
- Additional types of housing that owners support – basement and secondary suites, and co-operative housing.
- Downsize – make help available if senior wants to sell home and buy another on the island. Sometimes the thought of getting a home ready to sell and then moving is overwhelming to a senior. Providing assistance might make it work.
- Communication – Critical. Make sure people are aware of the resources available to them. The question may be – Do people want to use these resources? It is almost seniors advocacy or counseling. Should speakers be brought in?
- Increase home size and change the site – these issues are up to the homeowner to work on.

Note:

Long-term care seniors housing model was reviewed and not considered a reasonable option at this time. (High Cost / Long-term)

Advantages

- Population could complete life without leaving Mayne Island.

Disadvantages

- The population of Mayne Island is small and local healthcare services are not currently, nor are they likely to be in the foreseeable future, adequate to support health needs of these individuals.

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MLA, Ratepayers discuss suitability of affordability housing on Gabriola
Derek Kilbourn

Tuesday, March 30 2010 Gabriola Sounder

<http://www.soundernews.com>

Appendix documents attached or included in electronic file folder

Business Questionnaire

Mayne Island Housing Options Needs Survey 2011

Results of the Mayne Island Housing Options Needs Survey 2011

Note: all quotes in the dialogue boxes of this report are from Mayne Island Housing Options Task Force Survey. These particular quotes were chosen because they represent the general sentiments of respondents and Task Force findings. All comments can be found in the Results of the Mayne Island Housing Options Needs Survey 2011.

Task Force

Business Community Questionnaire

The Mayne Island Housing Options Task Force is seeking your input by **February 18, 2011**. Further details are available at the end of the questionnaire.

The **Mayne Island Housing Options** Task Force has been asked to provide overall strategic advice to the Local Trust Committee on community housing needs. The Task Force objective is to identify land use requirements and issues related to addressing the present and future need for housing diversity on Mayne Island. Your answers to our questionnaire and your participation in a focus group discussion will greatly assist us in gathering the necessary information. The results of this survey and the discussion will be compiled and shared with members of the Task Force. Though each business is unique, for protection of privacy, only aggregate results will be reported.

Name of Business:

Name of questionnaire respondent:

Relationship to business:

owner or part owner

manager

What is your business industry? (Tick all that apply)

Retail

Building Contractor

Service

Accommodation

Restaurant

Agriculture

Consultant

other

Where is your business located?

residential home

commercial property

farm

other

What are the known housing challenges for your employees, if any?

In the past, what solutions have been found to meet these housing needs of your employees?

Does your business provide employee accommodations? Yes No

If YES, how many employees can you accommodate?

Would you consider creating employee accommodations?

Do you have any zoning suggestions for better housing options on Mayne Island?

What ideas relating to housing may be useful in the future?

Are there any other thoughts or ideas that you would like to see the Mayne Island Housing Options Task Force consider?

Answers to the following questions will assist The Task Force to better understand the context of current and potential housing needs. Please answer as many of these optional questions as you are comfortable.

How many years has this business been operating on Mayne Island?

How many years have you been operating this business?

How many employees do you have?

Part Time ____ Full Time ____ Seasonal ____

How many employees do you have in each wage categories?

Minimum wage - \$12.99 ____ \$13.00 - \$19.99 ____ \$20.00 - \$29.99 ____ over
\$30.00 ____

How do you see your business changing over the next 10 years? (Tick applicable response)

____ Decreasing in size

____ Staying about the same

____ Modest growth

____ Expanding

____ Do not expect to be in business in 10 years

____ No idea

____ other. Please expand _____

What is the ideal employee demographic for your business? (Tick best response)

Age: 16 – 19___, 20-29___, 30-39___, 40-49___, 50-59___, over 60___, any age___

Gender: Male___ Female___ Doesn't matter___

Family status: Single___ Married___ Married with children___
Doesn't matter___

Which description best describes ideal employee: (Tick all that apply)

Student___, Retired___, Professional___, Labourer___,
Other___

Please, email your response or drop your completed print copy questionnaire off **BEFORE FRIDAY FEBRUARY 18, 2011** in a sealed envelope address to Terrill Welch, Chair of Mayne Island Housing Options Task Force at the Gulf Port Free Mail. Alternatively, bring it to the Mayne Island Housing Options Task Force business focus group meeting **on Monday, February 21, 2011 at the Ag Hall from 2-4 pm**. These questions will be the foundation to guide this discussion.

If you have any questions about this questionnaire or the upcoming business focus group meeting please contact Task Force Chair, Terrill Welch, via email at tawelch@shaw.ca or telephone at 250-539-5877.

Thank you kindly for taking the time to participate.

The Mayne Island Housing Options Task Force.



Islands Trust

MAYNE ISLAND HOUSING OPTIONS NEEDS SURVEY

Dear Mayne Island resident,

Our housing needs often change over our lifetime and it is important that communities have the flexibility to meet these changing needs. In 2010 the Mayne Island Local Trust Committee appointed The Mayne Island Housing Options Task Force to review and make recommendations about current and future housing needs for Mayne Island. The purpose of the Housing Options Task Force is to provide overall strategic advice to the Local Trust Committee on Mayne Island housing. Our objective is to identify land use (zoning) requirements and policy issues related to addressing the present and future need for housing diversity on Mayne Island.

To obtain the information necessary for the development of policies and land use requirements for Mayne Island, we are studying local housing needs and different factors that affect the availability of housing in this area. As people who live/work on Mayne Island, your opinions on the housing situation here are important. To assure that the attitudes and experiences of all local (residents/employees) are represented, we ask that you take the time to respond to the survey either in printed format or online at <http://www.surveymonkey.com/s/MayneIslandHousing>. Your response is confidential; please do not identify yourself.

When the housing needs assessment is completed, we plan to share the results with the community at a public meeting. If you wish a summary of our report, it will be available online at <http://mayneltc.com/housingtaskforce.htm> and in the Mayne Island Housing Options Task Force binder at the library. If you have questions about the questionnaire or the work of the Task Force, feel free to write or call Terrill Welch during business hours at 250-539-5877 or via email at tawelch@shaw.ca.

Thank you so much for your participation.

Mayne Island Housing Options Task Force

SURVEY OF THE HOUSING NEEDS OF MAYNE ISLAND RESIDENTS

This survey will help us to learn more about housing for residents in our community. The information you provide will help the Task Force to assist the Local Trust Committee in making informed decisions relative to community housing needs. Input from all residents is very important and we will really appreciate your input. Your response is confidential. We are only interested in the combined results from all community members.

If you have more to say about our housing needs:

1. please feel free to provide your thoughts in writing; or
2. attend our next public meeting (the date will be advertised in the Mayneliner).

Your ideas are important and will be read, heard and taken into account!

Please complete this survey before **APRIL 18, 2011**. There are 22 questions and it should take no more than 10 minutes to complete.

You may complete the survey online at: <http://www.surveymonkey.com/s/MayneIslandHousing>

Paper and pencil surveys should be returned to:

Terrill Welch

Site 21 Comp 32

Mayne Island, B.C. V0N 2J0

by mail or dropped off at the Gulfport free mail.

Thank you for your participation.

Terrill Welch

On behalf of the Mayne Island Housing Options Task Force

HOUSING TASK FORCE SURVEY

For each question, please fill in the blank or check the number that best describes your situation or opinion.

CURRENT HOUSEHOLD AND HOUSING SITUATION

Q-1 How many adults live in your home?

- One Two Three Four Five
- Other (please specify) _____

Q-2 How many of the adults living in your home are 65 years of age or older?

- One Two Three Four Five
- Other (please specify) _____

Q-3 How many children age 18 or younger live in your home?

- One Two Three Four Five
- Other (please specify) _____

Q-4 Do you reside on Mayne Island:

- Full-time Part time year round Part time summer only
- Part time winter only
- Other (please specify) _____

Q-5 How many years have you lived on Mayne Island in total? (include both full and part time residency)

- 0-2 years
- 2 years - 4 years
- 4 years - 6 years
- 6 years – 10 years
- More than 10 years

Q-6 Do you own or rent your home? Own Rent

Q- 7 What is the approximate size of your home, not including the area of the basement?

- less than 700 square feet 700 to 1000 square feet
- 1001 to 1600 square feet More than 1600 square feet

HOUSING ADEQUACY

The following questions refer to the current condition of your home, and will generally be used to assess the adequacy of local housing, as a component of core housing needs.

Q-8 If you are a renter, how do you feel about your present housing situation? (If you are an owner, please go to question 10.)

	Very satisfied	Satisfied	Neither satisfied nor dissatisfied	Dissatisfied	Very Dissatisfied
Size of rental home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition of rental home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Monthly cost of rental home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessibility of rental home (stairs; bathing facilities, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q. 9 If you could change one thing about your rental accommodation, what would it be?

Q. 10 If you are an owner, how do you feel about your present housing situation overall? (If you are a renter, please go to question 12)

	Very satisfied	Satisfied	Neither satisfied nor dissatisfied	Dissatisfied	Very Dissatisfied
Size of self-owned home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condition of self owned home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Monthly cost of self-owned home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessibility of self owned home (stairs; bathing facilities, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q. 11 If you could change one thing about your self-owned accommodation, what would it be?

YOUR PAST EXPERIENCE WITH HOUSING ON MAYNE ISLAND

The following questions are in regard to your past experiences with housing on Mayne. This information will be useful in identifying the types of housing obstacles within the community.

Q.12 Have you experienced any of the following difficulties in housing yourself or your family on Mayne Island in the past 10 years?

(Check all that apply)

- Shortage of affordable rental housing
- Limited number of affordable homes for sale
- Available, affordable rental homes are poor quality or too small
- Available, affordable homes for sale are poor quality or too small
- Did not have enough money for required down payment on a home

- Could not qualify for a mortgage at current interest rates and home prices
- Trouble qualifying for home financing because of credit rating
- Finding housing that was both accessible for my disability and affordable
- None of the foregoing
- Other - Please explain _____

Q-13 If you checked more than one of the difficulties in the previous question, which ONE was the most challenging? _____

LONGER TERM HOUSING PREFERENCES AND PLANS

Q-14 When do you anticipate you will next change your place of residence?

- Within 12 months
- Between 12 and 24 months in the future
- Between 2 and 5 years in the future
- More than five years in the future
- Never (proceed to **Q-17**)

If you indicated that you anticipate a change, please tell us why you think this will be necessary

Q-15 When you change your place of residence, where do you expect that your new home will be?

- On Mayne Island
- Not on Mayne Island

Q-16 What type of housing are you most likely to seek when you change your place of residence (please check your top choice and whether or not you would prefer rental or self-owned)?

- Single-family detached house Rental Self-owned
- Semi-detached duplex, row house, or townhouse Rental Self-owned
- Suite or room within a house Rental Self-owned
- Apartment building or multi-unit complex Rental Self-owned
- Mobile or manufactured (RTM) home Rental Self-owned
- Seniors housing Rental Self-owned
- Small second dwelling (cottage) Rental Self-owned
- Unit equipped for special needs Rental Self-owned
- Co-housing/shared Rental Self-owned
- Low income assisted living Rental Self-owned
- Other (please specify) _____

Q-17 In your opinion, does Mayne Island have any of the following housing problems?

Problem	Strongly agree	Agree	Disagree	Strongly Disagree	Don't know
Lack of enough different dwelling types	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of enough affordable homes for sale	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of enough affordable rental units	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of enough subsidized/assisted housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of enough housing for the elderly	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Too much low standard or dilapidated rental housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Too much vacant/abandoned housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Q-18 What types of housing and zoning options should our community encourage?

(Check all that apply)

- Basement and secondary suite
- Co-operative housing
- Apartment or townhouse
- Single family detached home
- Dormitory style housing for seasonal workers
- Semi Detached (duplex) homes
- Co-operative land share properties
- Smaller lot sizes
- Manufactured homes in mobile home park
- None of the above--adequate housing and land use options are available on Mayne Island.
- Other – please specify _____

POTENTIAL FOR NEW HOUSEHOLDS ON MAYNE

Q-19 Are there any individual residents of your household who currently desire to relocate to a home of their own? If there is more than one, please indicate the number.

- Yes (#_____)
- No (proceed to **Q- 22**)

Q-20 What is preventing this individual (or individuals) from relocating at this time?

(check all that apply)

- Financial situation
- Job Situation
- Can't afford rent / down payment

- Homes are too expensive
- Interest rates
- Caring for or being cared for by other family members
- Can't find housing of the type they want
- Can't find housing in the location they want
- Other (please provide details) _____

Q-21 If this individual (or individuals) did purchase or rent a home, where would they prefer to be located?

- On Mayne Island
- Off Mayne Island

Q-22 Is there anything else you would like to tell us about housing needs on Mayne Island?

Thank you for taking the time to participate in our survey. We look forward to sharing our results with you at an upcoming Community Meeting.

If you wish a summary of our report, it will be available online at

<http://mayneltc.com/housingtaskforce.htm> and in the Mayne Island Housing Options Task Force binder at the Mayne Island library. If you have questions, feel free to write or call Terrill Welch during business hours at 250-539-5877 or via email at tawelch@shaw.ca .

Thank you so much for your participation.

Mayne Island Housing Options Task Force

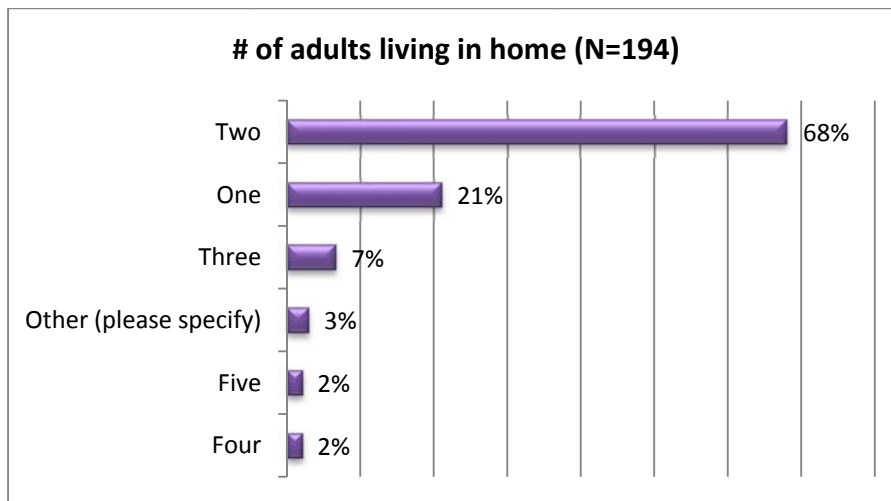
Mayne Island Housing Options Task Force Survey – April, 2011

Responses:

203 respondents – 107 in paper format; 96 online

CURRENT HOUSING SITUATION OF RESPONDENTS

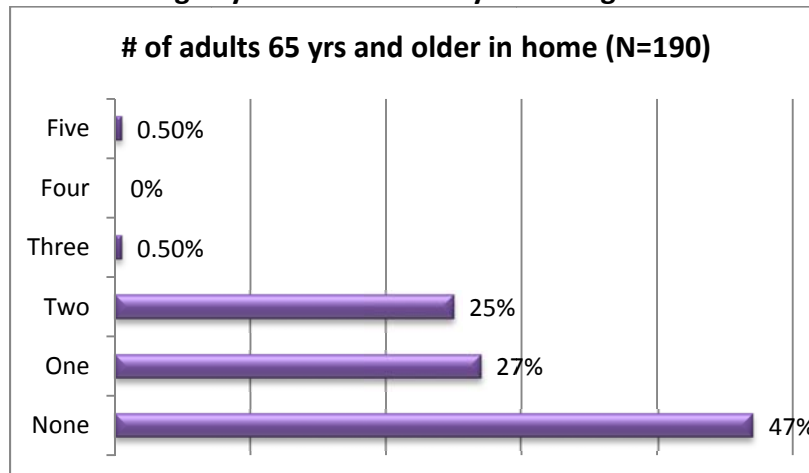
1. How many adults live in your home?



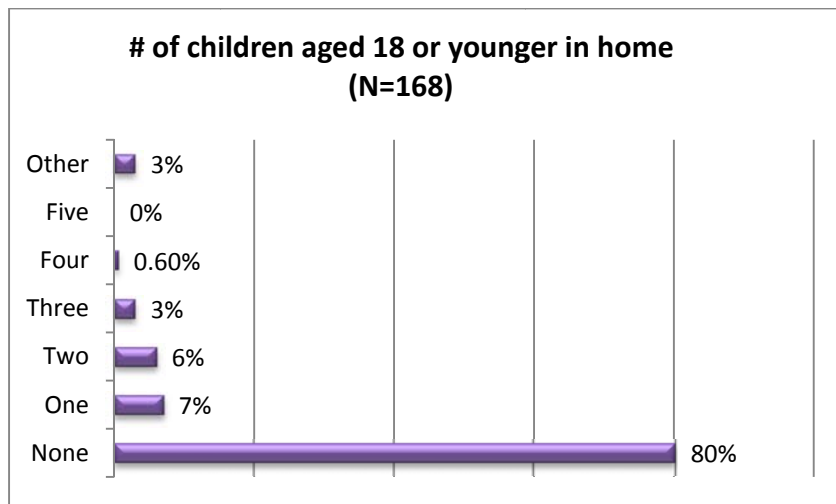
Other:

- Mixed family/relatives
- One full-time, one part-time and in the summer five more for several months.
- 7
- None - vacation home only
- 16
- 6

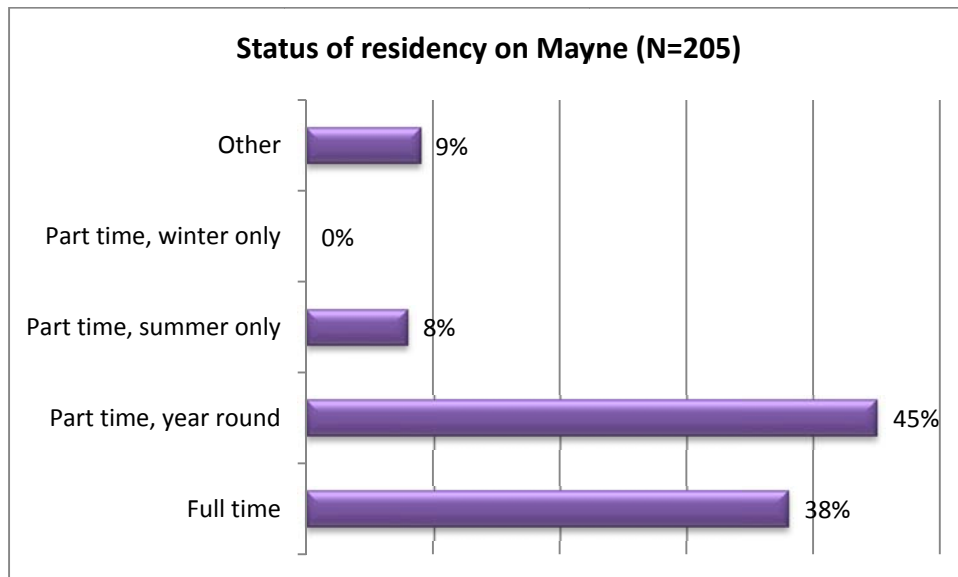
2. How many of the adults living in your home are 65 years of age or older?



3. How many children aged 18 or younger live in your home?



4. Do you reside on Mayne Island:

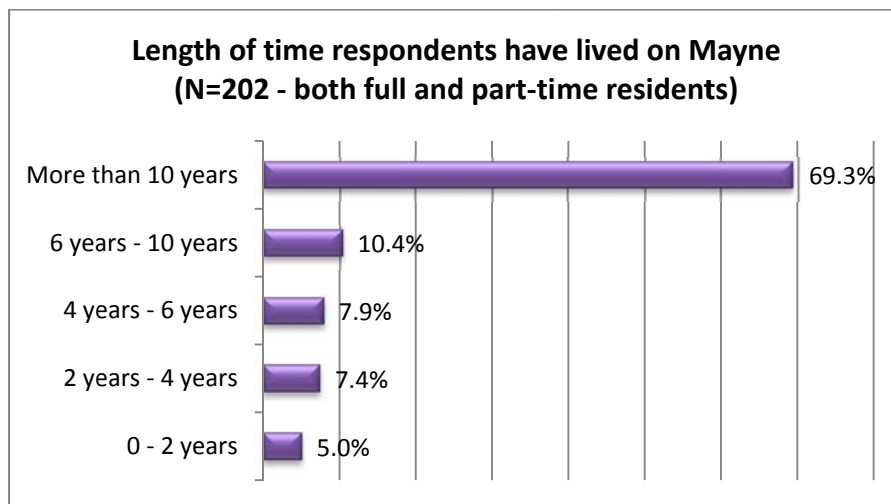


Other:

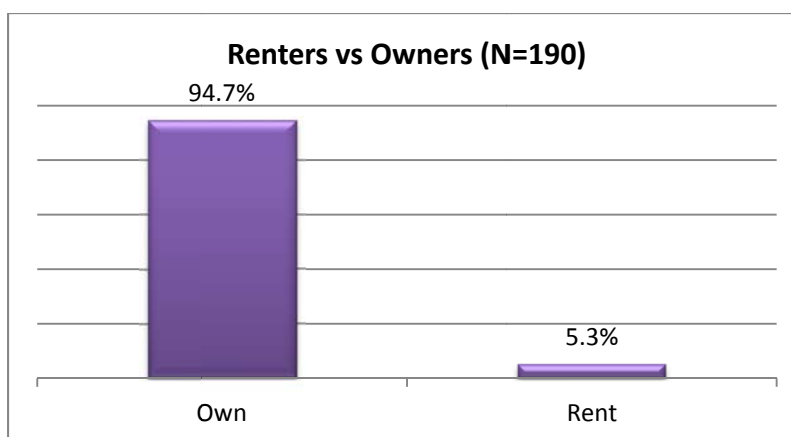
- our house is rented full-time
- Full time summer only; part time other times
- Spring, Summer and Fall
- part time, Mar - Dec
- Fractional Ownership
- 7 - 8 months per year

- travel 3 - 4 months each year
- Holiday home
- March till November
- vacation - short term year-round
- No. I rent the cottage
- most time year round
- building a home
- I reside full-time
- Full time except for going to town
- recreation only
- Part time - weekends in the winter and summer for extended periods
- Part time, time share, 6 weeks per year, approx. 1 week every 2 months

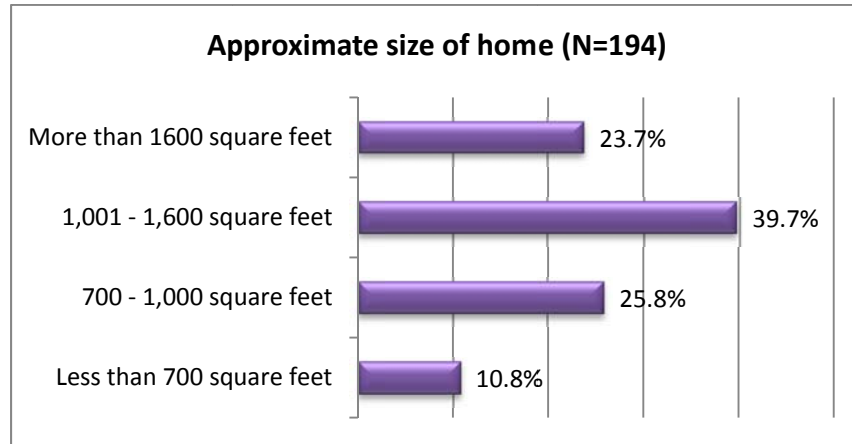
5. How many years have you lived on Mayne island in total? (include both full and part time residency)



6. Do you own or rent your home?

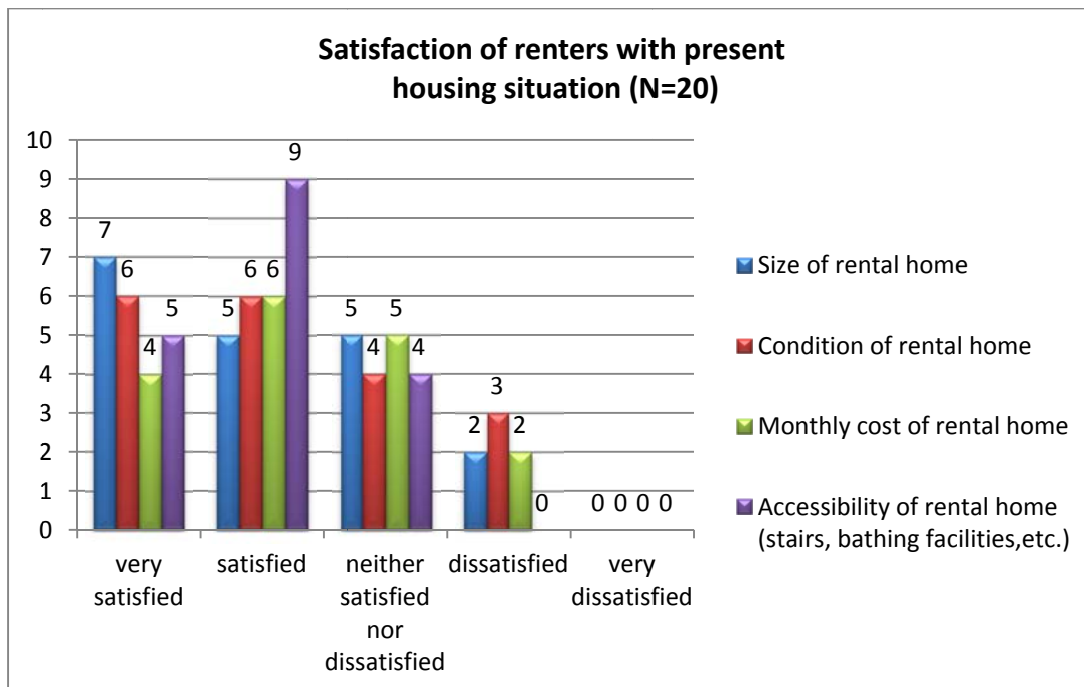


7. What is the approximate size of your home, not including the area of the basement?



HOUSING ADEQUACY

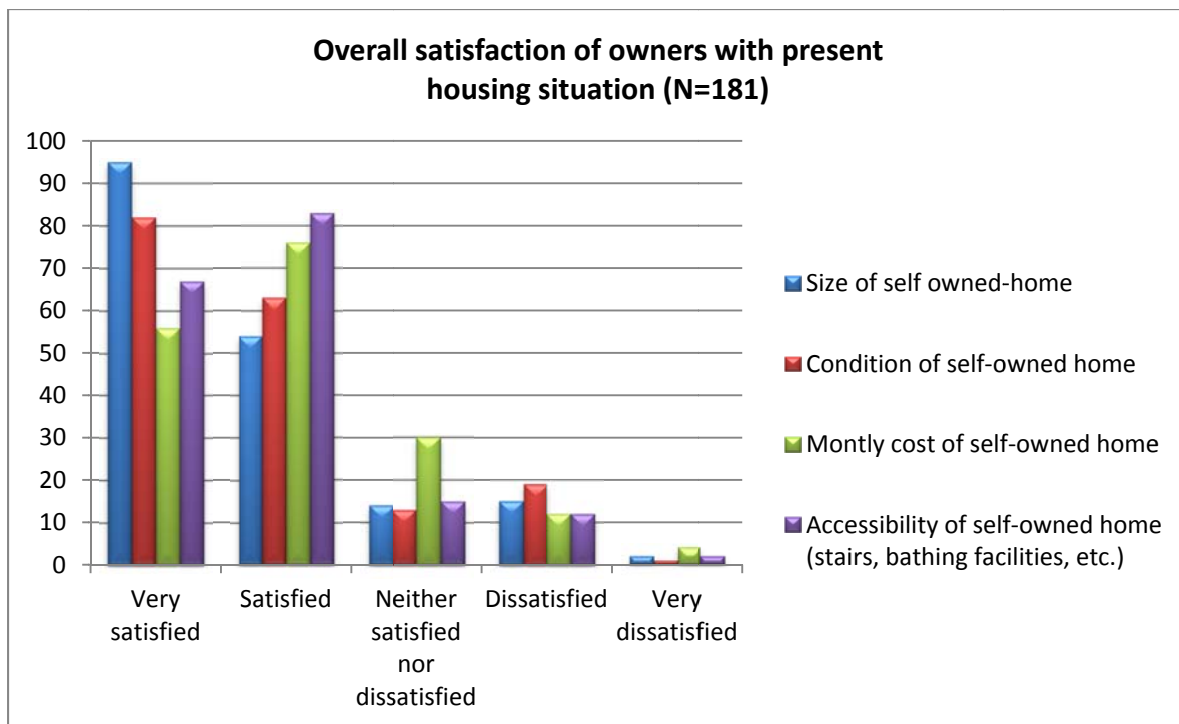
8. If you are a renter, how do you feel about your present housing situation overall?



9. If you could change one thing about your rental accommodation, what would it be?

- I would love laundry facilities
- more warmth and light
- Add a bedroom with ensuite
- need more availability
- 3 bedrooms instead of 2
- second bedroom
- Larger bedrooms
- have a bathroom same floor as bedroom
- House insurance would be less.
- more storage space
- no termites, mice or mold
- more security/stability (we are on a 6-month lease, which is more secure than renting month-to-month, but the place is for sale, so we know we're going to have to leave, and it's very hard to find another place to rent on Mayne)...

10. If you are an owner how do you feel about your present housing situation overall?



11. If you could change one thing about your self-owned accommodation, what would it be?

- to level ground as opposed to half way up a hill
- windows
- to get on a community water system

- Too much house, not enough income
- solar power
- Ensuite
- nothing
- insulation under the floor
- Update services -- plumbing, wiring, etc.
- put on an addition
- nothing
- redesign/rebuild
- Stabilize foundations for earthquakes
- Improve the air quality by changing the windows and doors with screens.
- Nothing
- Having the finances to replace all the single-pane windows, paint the exterior, improve the insulation
- not sure
- Primary heating
- flatter site
- Update
- We have many stairs at the entrance. I would put in a lift or an elevator.
- Add a room
- drink well water
- a little larger
- not to have stairs -- a ramp maybe
- have a full basement
- Would like to renovate so more family members could stay with us.
- install a second bathroom
- metal roof
- Reduce cost of water
- 2 bathrooms on main floor
- inclusion of more sustainable power and water use
- no stairs
- general renovation
- Deer Fence
- more windows/view
- Reduce taxes.
- add another bedroom for grandchildren
- Finish building house
- sell it
- That the Islands Trust and other owners would respect the fractional owners as owners. We do vote, pay taxes and someone approved the zoning for the development.
- build a garage, pave driveway
- Right now! It is time for a new floor.
- make it waterfront
- less stairs
- build bigger house

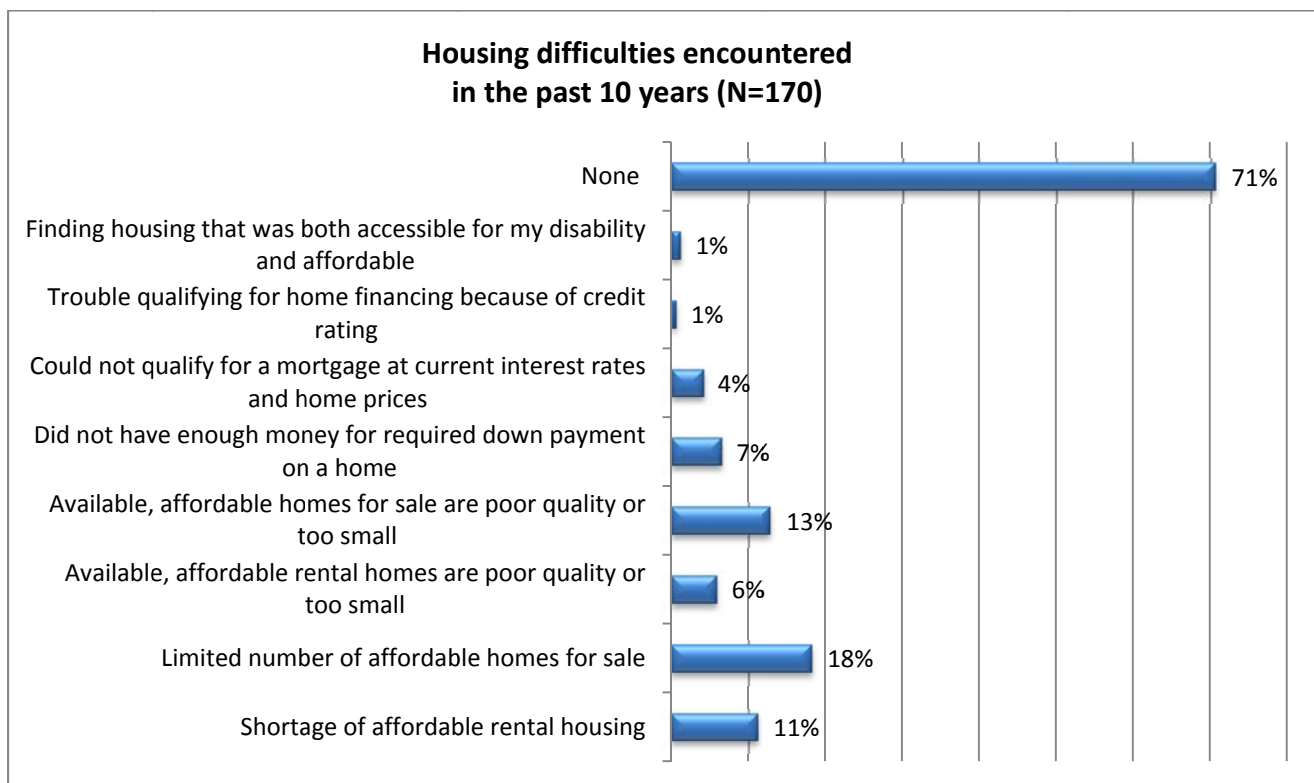
- better help with tree clearing, especially branches and cleanup
- increase cottage from 645.8 sq. ft. to 1,000 sq. ft. size cottage
- We would like to down size
- less property taxes
- bigger kitchen
- one more room for storage and hobbies (quilting, painting, etc.) and as a laundry room
- cheaper electrical heating
- repair the kitchen
- Change and improve the heating choices and keep out the cold.
- Move it to Miners Bay waterfront
- nothing at this time
- smaller
- Add one hobby room
- add another bathroom
- on a much smaller property
- Everything on one floor (except laundry is on lower level)
- to change its function add a rental suite, make it affordable for myself in the future and provide more rental housing for local families
- larger lot size
- nothing
- Sunshine in the evening as well as the morning.
- More energy efficient construction
- more sun light
- increase parking space
- Better water supply
- permanent concrete foundation
- immediately retire the mortgage
- Make it smaller than the present 2400 sq. ft.
- Change the status on the property.
- It's the best!
- Move it to the waterfront! Seriously - renovate bathroom and replace front windows and vinyl.
- kitchen on outside wall
- nothing
- enlarge slightly; have an enclosed bedroom
- change the design
- more insulation in older half of house
- A little more space
- reduce the cost of hydro and heating
- Convert unused basement space into a suite that would enable a prospective renter to have an opportunity to rent affordable, seasonal accommodation.
- all on one floor
- another bathroom
- Make it slightly larger
- Complete re-plumbing of kitchen and bathroom
- new home so no changes

- kitchen
- reasonable public water and sewer cost
- Have fair tax assessment
- additional storage space and new kitchen
- cost of heating is too high
- Have high speed internet and cellphone access
- less work
- less rain would be nice
- Put it on the beach!
- second bathroom
- add another bedroom
- Make it more accessible.
- Improve energy efficiency
- location
- Renovation - Add one room; Level land; Landscape
- Cheaper heating.
- Make it slightly larger with energy efficient water and sewer systems.
- put in a wraparound porch
- Sauna/hot-tub
- More double-glazing
- It would be finished - and one day it will be!
- the heating system
- add second bathroom
- Needs maintenance that I haven't been able to afford.
- Possibly a second storey, garage, larger shed
- water quality
- modern bathroom
- sell it
- would make a bigger porch
- Nothing
- Extra bathroom
- add one bedroom on main level
- add extra bedroom
- sell it and buy a much smaller house or even rent
- larger - more bedrooms
- more sunlight
- Cut down some of the trees
- room for guests
- availability of water and sewer
- Reduce total costs which include property taxes, high insurance and then added fees for water, health centre and soon a fire hall. It's too much!
- complete the interior finishing
- basement should have been designed to be a self-contained suite
- nothing
- Completion. Complex is still in development stage.

- Mice
- have a full bathroom downstairs and have a garage or carport
- Installing geothermal heating.
- driveway to front door access
- Annual Property taxes make island living very expensive. Other taxation such as the health centre are driving people off island.

PAST EXPERIENCE WITH HOUSING ON MAYNE ISLAND

12. Have you experienced any of the following difficulties in housing yourself or your family on Mayne Island in the past 10 years? (check all that apply)



Other:

- Shortage of rentals -- affordable and otherwise.
- We were looking for short term rental for additional family members and couldn't find any affordable larger rentals for nightly or weekly.
- Not worth the effort to move
- Our home was an inheritance (clear title) from an aunt, so being that we also own a home on the mainland with a mortgage we might have to sell our Mayne house to pay it off as we're both in our 60's
- trouble finding a home that was set-up to allow us to care for our elderly mothers

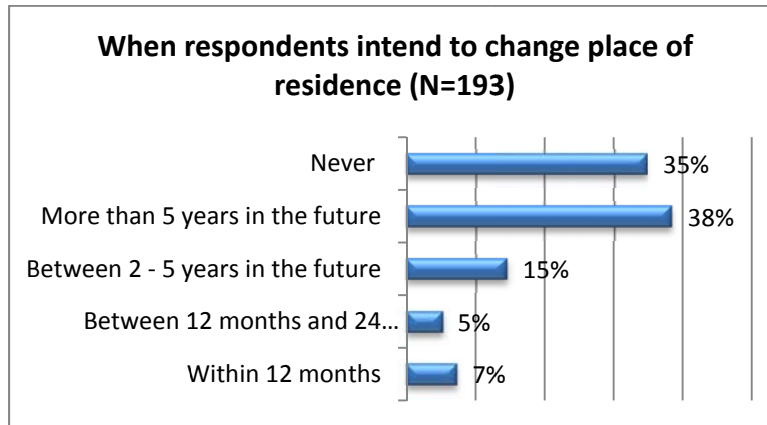
- Mayne Island needs some more qualified and dependable tradesmen.
- huge lack of affordable housing for the working poor (tradespeople, min. wage workers)
- No difficulties
- We own what we can afford, although the property taxes have become unrealistically high for what we get in return
- had to do a reno to accommodate my disability and make it all accessible (so good I waited on the reno until I did become disabled otherwise I'd have needed to sell)
- Have to pay full property taxes even though I am 74, because I am not a full time resident.
- difficulty getting a loan/mortgage to build on this isolated/rural island
- Would like a house further away from neighbours. More remote.
- hot market
- long-time homeowner who built when it was \$10 a square foot to lock up and building permits were not so onerous
- Often houses don't have a garage/carport which is required to house vehicle (away from pine needles, etc.)

13. If you checked more than one of the difficulties in the previous question, which ONE was the most challenging?

- affordable housing
- Finding decent place and affordable
- shortage of affordable rentals
- long-term rental
- Couldn't qualify for a mortgage
- when renting -- finding the next location
- shortage of affordable rentals
- lack of affordable rentals
- lack of long term rental accommodation
- Affordable rentals
- limited number of affordable homes for sale
- finding good affordable accommodation
- My 3rd checked answer- re: available, affordable homes for sale etc.
- poor craftsmanship
- they were equally challenging
- affordable rental
- down payment money
- affordable homes poor quality
- Trouble qualifying for a mortgage.
- Did not have enough money.
- Peace and quiet.
- Shortage of affordable housing

LONGER TERM HOUSING PREFERENCES AND PLANS

14. When do you anticipate that you will next change your place of residence?



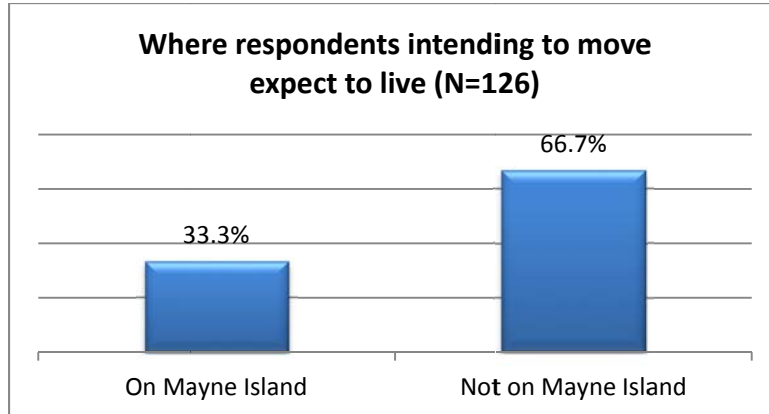
If you indicated that you anticipate a change, please tell us why you think this will be necessary?

(Written comments from 107 paper surveys – question not included in online version):

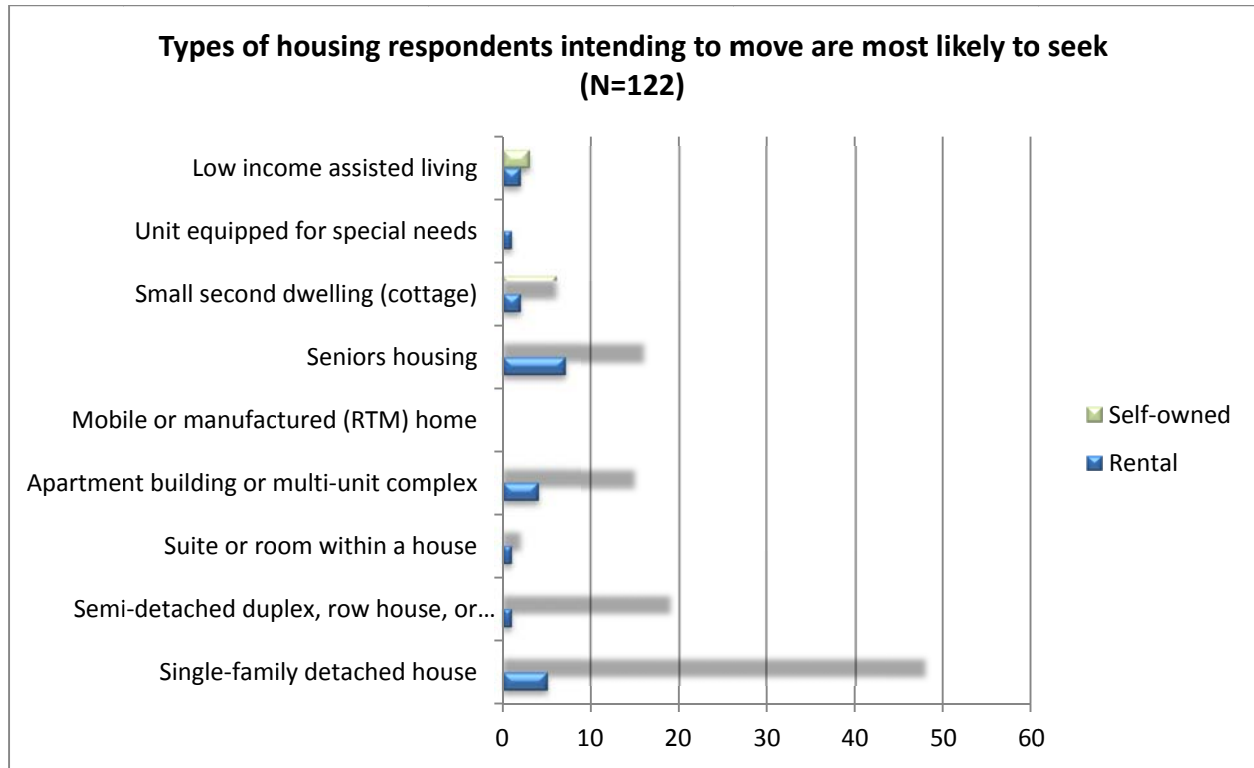
- down size, reduce physical maintenance/work
- would like a small home/condo with a patio and very little, if any, property to look after
- renovation
- age
- We really do aspire to waterfront or at least close-up ocean view.
- Mainly for long term medical/health reasons. Also property and home too difficult to maintain without help.
- retirement
- new relationship
- move to Salt Spring
- inability to acquire, cut, split and handle fire wood which is my only source of heat
- age and health (move before)
- getting older and kids leaving home; will be looking for a way to stay on Mayne and be able to afford my house
- Miss contacts and activities in the city. Very discouraged by the referendum for the fire hall and our sense of a huge resistance to change on the island.
- home will be sold
- lack of health services
- medical needs, ferry costs, cultural activities
- Ageing! Lack transportation on the island! Difficult access to property -- Long Driveway.
- might move to city due to age
- May not be able to afford living on Mayne Island due to increased taxes, food, ferry fare, etc. cost.
- change of lifestyle
- retirement; may move away from BC
- Selling house to build another house on Mayne on larger property

- lack of affordable transportation
- age and impairment, though I hope to stay in my current home
- will probably sell our second home on Mayne Island, our advancing age will make it difficult to maintain 2 homes
- The property is for sale. If it sells, we're going to have a problem finding a decent place at an affordable price.
- Ageing may determine too much to care for a home on Mayne Island
- Healthcare shortcomings
- May need more facilities in older age
- health issues
- Age and health
- increase in ferry costs; medical concerns which may in the future make living on Mayne Island more difficult
- Probably will become too infirm with age to continue living on Mayne Island
- Too small, dark, hard to heat, tenancy being terminated for landlord's use, after which rent will increase...
- I'm getting older.
- I do not wish to continue with the maintenance of a second home.
- Too much work

15. If you intend to change your place of residence in the future, where do you expect your new home will be?



16. What type of housing are you most likely to seek when you change your place of residence?

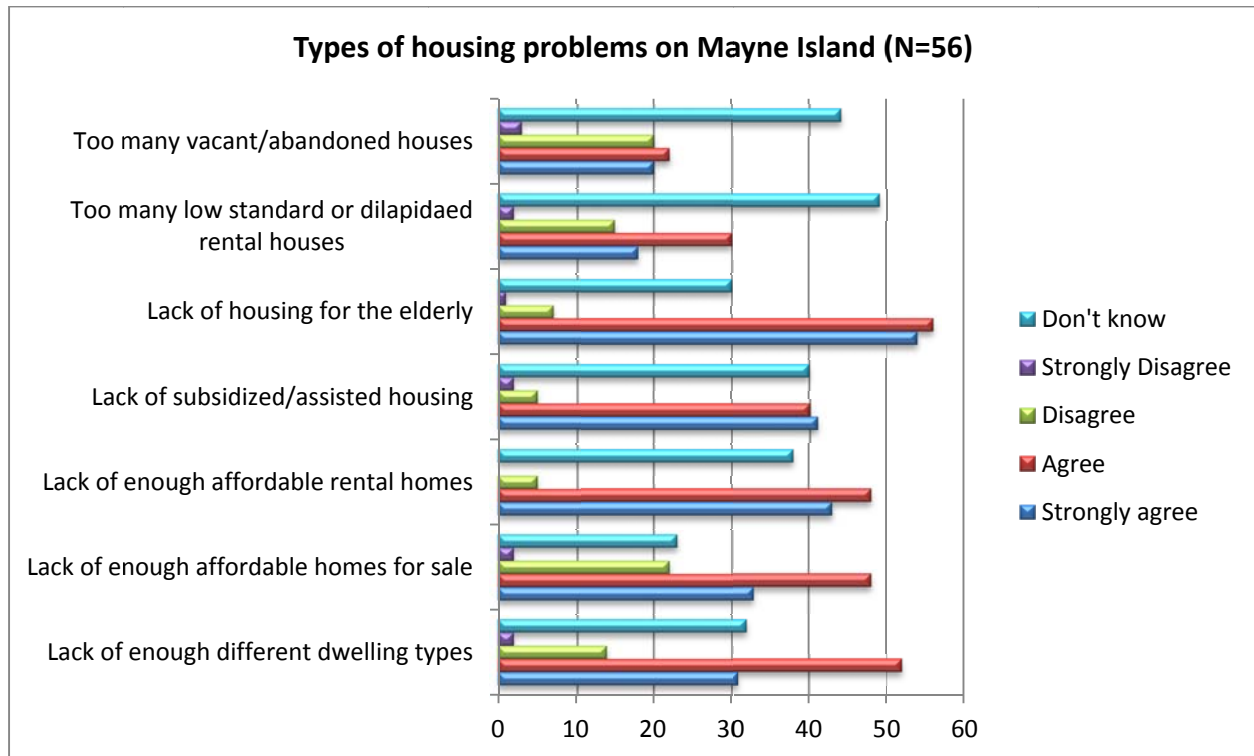


Other

- not a change of residence for me, rather giving up a second home
- Not sure -- too far in the future
- not going to move
- whatever best meets my needs at the time
- Haven't gave it any thought. Happy where we are. Been there 17 yrs
- multi-aged co-op housing
- Something smaller/simpler, perhaps co-housing/shared.
- self-owned 2 bedroom and den condo
- Old Folks home
- We plan to build a new home in the next few years and certainly would like to keep the existing residence for affordable rental accommodations, however the lot size is just under an acre and we have been told that we cannot keep it.
- When health conditions require us to be nearer a medical facility, we will move to a larger city, and close to specialist services.
- Stay permanently on Mayne.
- .. or a condo, depending on location & financial situation
- A nursing home--what else! A lot of these questions are not designed at all of us 'elders.' We will provide the housing or properties which will become available in the future. A.J.
- A small cabin or RTM on 10 acres or more.
- Self detached housing for self and for child's family....

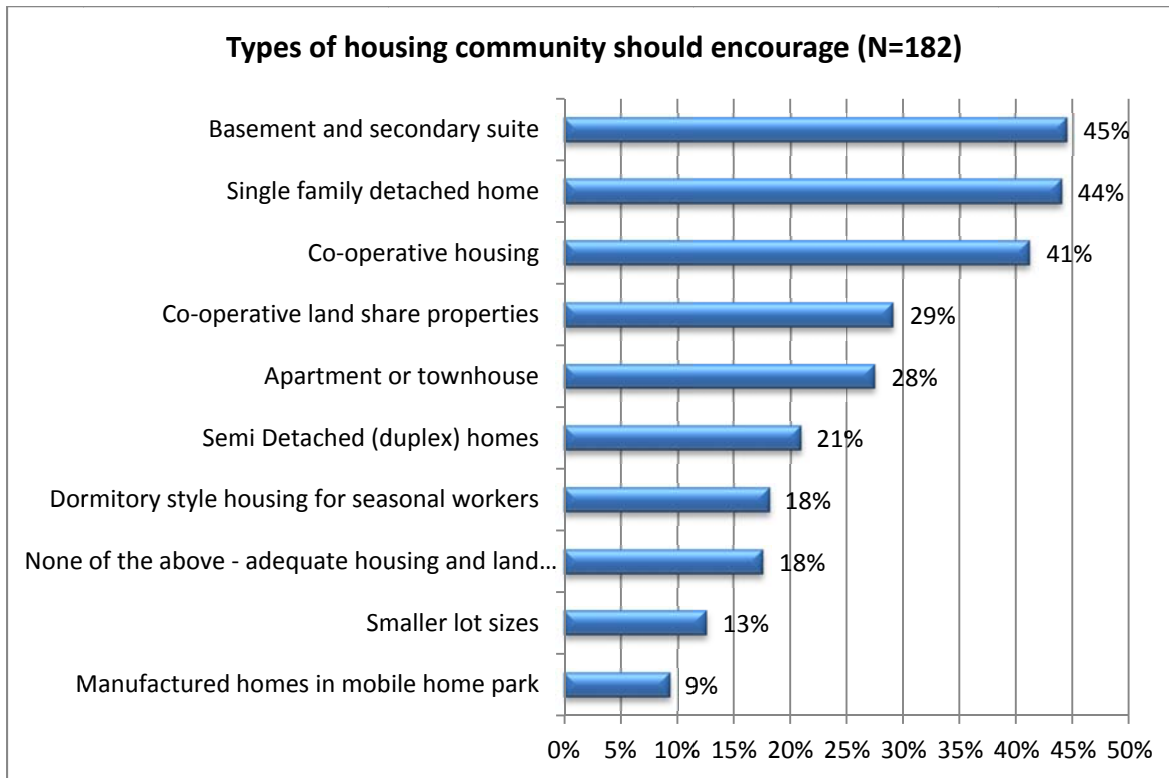
- We very much want to own (we are tired of moving our when our landlords want their place back ~ Every time I've moved, it's been because the landlord doesn't want to rent anymore ~ I just want somewhere I can stay for however long I want to). We will likely only be able to afford an empty lot, and live in something temporary (like a yurt) while we build something affordable.

17. In your opinion, does Mayne Island have any of the following housing problems?



Note: There was an error in the online version of the survey – respondents were offered only “strongly agree” and “agree” as scale options. 56 online survey respondents did not answer this question, so it could be assumed that they did not agree or did not know.

18. What types of housing and zoning options should our community encourage? (check all that apply)



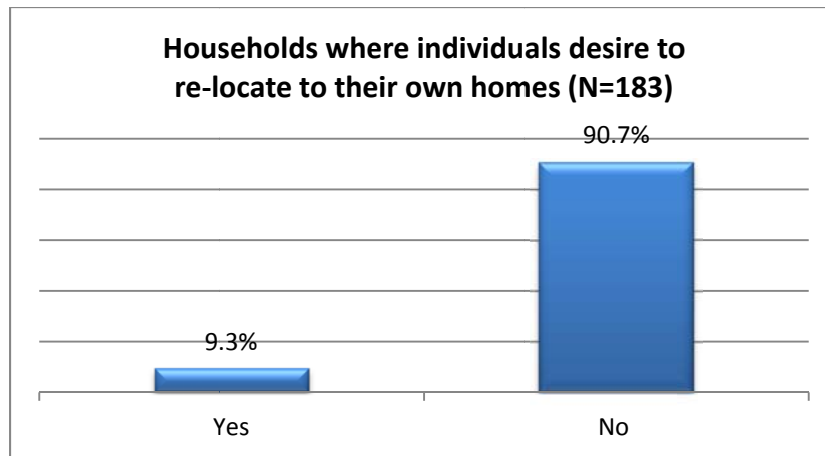
Other

- NO mobile homes or dorms for seasonal workers!
- anything except fractional ownership (single family)
- maintain seasonal cabins and small houses and rural nature of Mayne Island
- Anything that would meet the growing needs and not dormitory style housing etc., but perhaps that is needed out of my circle
- Seniors assisted living
- Small structures on larger parcels (2 acres plus). "In Law" suites
- Vacation Rentals & Guest Houses
- Seniors' Housing
- Self-contained rental units sharing party walls; could be over Commercial. Like a traditional village. Even in "downtown" Miners Bay, Mayne Island is too spread out and suburban in character.
- Townhouses (not apartments) for seniors
- Maybe one hostel
- Not really sure. Depends on the wishes of the island community
- Island Trust has too much power!!
- Don't want Salt Spring style condos.
- Seniors housing in prefab units with common areas
- Senior housing - bed sits in large house with communal living room

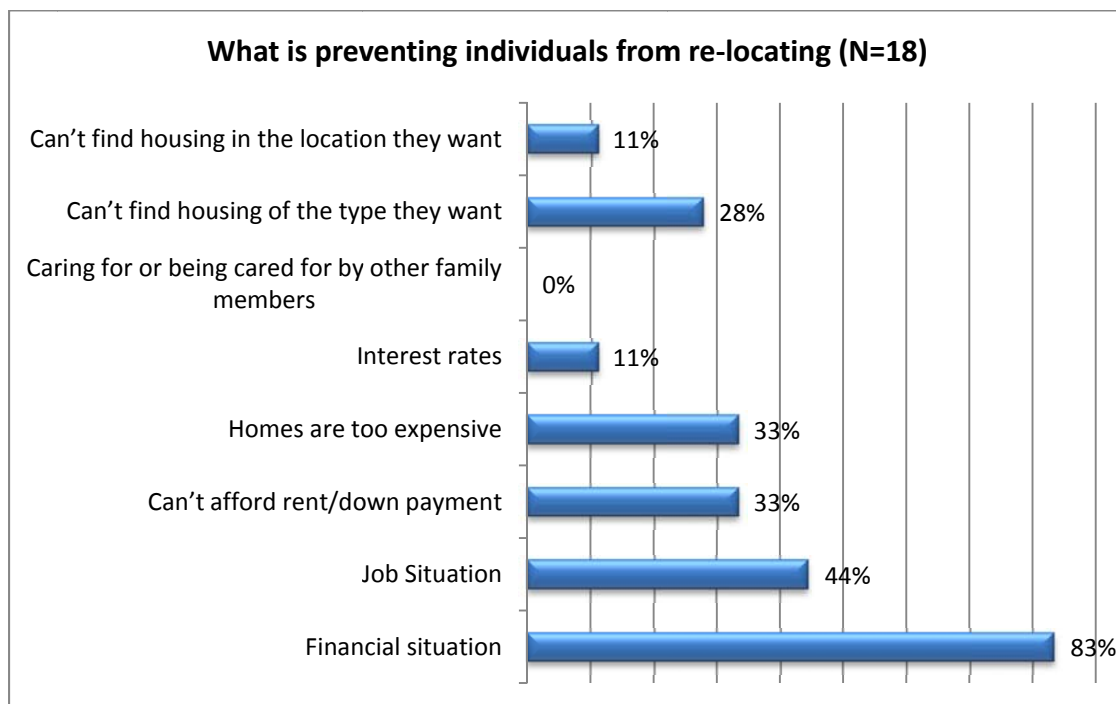
- like the apartments on Pender, small units for elderly low income people in a cluster (Plum Court)
- marina live-aboards and float homes
- I understand it is sometimes hard to find seasonal workers because of difficulty for them to find housing on some Gulf Islands.
- Clusters of small starter homes
- Can't choose any of the above unless increased sewage and water requirements are supplied by the Trust (would require whole island to be on municipal water (desalinization plant?) and sewage treatment plant)
- affordable housing is needed either rental or owned
- Something to accommodate seniors and low income families, e.g. - small apartments or duplex type homes.
- We have a mobile and would like to keep it when we build to offer very affordable housing.
- Manf. homes in mobile home park for seniors 55yrs plus only- not for family accommodation
- Allow a second rental small dwelling on acreage lots where owner agrees
- seniors housing very much needed
- Detached Cottages on settlement residential as long as they are not for STV rentals.
- RV park for seasonal use (limited time stay)
- Difficult to answer as not knowledgeable about stats re: water system availability & population of renters & actual (as opposed to perceived) housing needs of those without adequate housing.
- Tiny house options as seen on tinyhouseblog.com
- short term rentals
- co-housing
- don't have an opinion
- assisted living housing for seniors is needed
- seniors housing - assisted living
- strata housing of a size and location to support elderly
- Seniors housing facility
- condominiums
- It's still nice to have single-detached for those who can afford it, but it would be great to have some other options for those who are trying to get into the market (and rental options, like apartments, or secondary suites, for those who are new to the Island or who don't need a whole house to themselves) ~ I think an apartment or townhouse situation would work in the downtown core, where there would be less need for vehicle use too (not everyone wants a car, but it can be hard to live here without one unless you live close to services, like miner's bay) ~ densify close to services (downtown core, health centre/school area, etc.), keep rural areas large (density transfer perhaps? or zoning).

POTENTIAL FOR NEW HOUSHOLDS ON MAYNE

19. Are there any individual residents of your household who currently desire to relocate to a home of their own?



20. What is preventing this individual (or individuals) from relocating at this time? (Check all that apply)

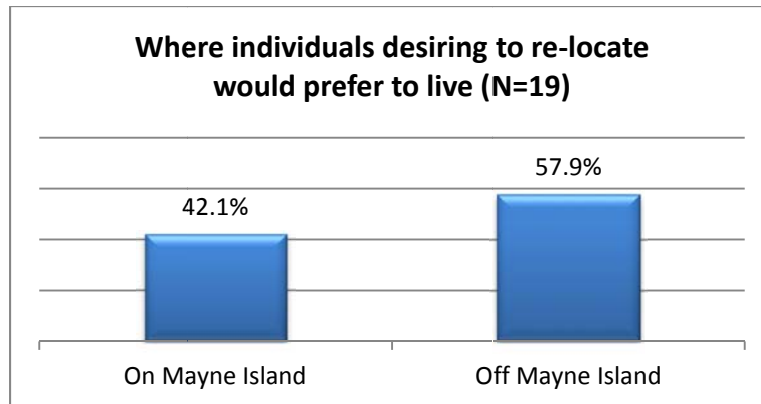


Other

- questionable landlords
- affordable transportation
- Finishing university
- I would like to see us revisit the senior's housing project. I believe the land is still available
- Currently building

- I'd love to get away from my kids and my neighbours!

21. If this individual (or individuals) did purchase or rent a home, where would they prefer to be located?



22. Is there anything else you would like to tell us about housing needs on Mayne Island?

1. Housing depends totally on availability of adequate water. (There IS a limit)
2. Too many non-effective self interest groups including the government
3. Taxes are really high for permanent residents
4. Don't allow monster houses with multiple bathrooms and garages
5. Be careful about changing too much or you'll get people who may not understand why water has to be conserved and may not understand the fire danger of the island... in Edmonton, when city dwellers start demanding better services and they cause a lot of hardship for the farmers etc....
6. alternative/experimental ecology-friendly small scale housing choice needed
7. Don't forget at this time that many of the workers are the renters
8. Not aware of any issues
9. More affordable housing needed for young families or the island will become a community of old people
10. We moved here from the city for exactly what Mayne Island offers today and do not look to a more expansive and robust housing development.
11. There is a real need for seniors' housing and assisted living accommodation so that elderly and disabled residents to not have to leave the island located in Miners Bay, to have easy access to facilities by those who cannot drive but can walk short distances, or use walkers or electric wheelchairs. Owned or rented, such housing ought to be specified as not being available to being inherited; that is, they must be specified as only for seniors, the disabled or assisted living needs.
12. We don't have water. We don't have sewage treatment. We cannot overload the ability of the land and environment.
13. Mayne Island is not the place for subsidized housing. We do have a long term rental challenge and I do believe we should be allowed to build standalone small in-law suites.
14. What I hear is that rental housing is only from certain months of the year -- owners want the summer months. Too expensive for the renter to move -- not a lot available for families that are 3-4

bedroom houses - this is important for older children that need their own room. Rental housing is expensive for people that can't have full time work.

15. Have no opinion -- seems fine -- everyone seems to get what they need.
16. Not being a permanent resident, I am not qualified to answer many of your questions. Good luck on your survey
17. Changes to density should only be considered if resources can be sustained, power, water, carbon sequestering, sewage, recycling
18. If changes are made, primarily seniors' housing (apartments, condos et al, they must be done keeping in mind the Mayne community and rural nature of our island -- it just isn't for everyone.
19. New rental housing should be located in the central section of Miners Bay or across from the ferry terminal in Village Bay. New development accommodating rental housing should have a traditional village compact character.
20. The ALR makes things difficult, in that much is not able to be farmed and lot sizes (for more affordable and simply more dwellings) are seemingly unjustly curtailed.
Also "guest cottages" for young people, seasonal workers, etc., need to be greater than 1200 sq. ft. 1600 sq. ft. should be allowed.
21. I'm a weekender on Mayne for 17 years. Not sure of all the problems. I'm sure every community has their share of problems
22. I don't think we need more housing due to water shortage with no lake on Mayne Is. Small community is why we are here and not on Salt Spring or Vancouver Island.
23. All housing must take into account adequate water and septic provisions. Any rezoning must be done carefully, with adequate community consultation
24. I am really hoping for a better relationship between the owners at Mayne Island Resort (including the fractional owners) and the rest of the island community. I feel it is my home too (Mayne)
25. Would support a municipal water and sewer system!
26. We definitely need to look at more affordable options for younger workers, especially those with families and senior's needs
27. Too many lots on Waugh Rd. that have rundown living conditions and collections of junk -- lowers the entire value of properties on this road.
28. Some families aren't prepared to do without extras like liquor and drugs to save for a down payment. They want things given to them. We need to change the impression in Canada that owning your home is a right.
29. Increase the density, but carefully. Allow secondary suites, etc.
30. Many rarely-used homes in my neighbourhood -- I can think of four in two blocks. A couple just moulding away.
31. Secondary suites and "Guest houses" available for legal STVR would certainly help with mortgage payments for 1st time buyers or those on fixed incomes
32. Seniors need small manufactured homes (not trailers) in a group on a large piece of property (i.e. on the Community Centre property; next to the church; by the Springwater) or townhouse type homes.
33. Thanks to the Task Force for its good work
34. We need more long term rental accommodation. I am in support of legalizing and encouraging secondary basement suites. It would make it more affordable for myself as an owner and would love to have tenants and provide housing
35. For ourselves: we purchased a home on Mayne Island for low population and solitude. Because of water problems and life styles Mayne Island does not need to support a larger population!
36. No thank you. Our needs are met beautifully for this stage in our lives.

37. Thank you for this opportunity. I think the Islands Trust is doing important work. Please keep it up.
38. Trust should remove the rule that any change to existing house requires septic to comply with new regulations. We have to spend \$35,000 on a sewage treatment system that brings a rural property to cleaner standards than those who rule us in Victoria.
39. Just fine the way it is!
40. Water is always a concern. We came to Mayne Island because of its unique environment and don't want it to become like a city with smaller lot sizes, townhouses, etc.
41. Mayne Island is becoming an enclave of wealthy, older landowners who do not reside there over 6 mos. of the year. This pushes prices out of reach for the young.
42. I am strongly against short term vacation rentals. They detract from the rental stock and do not contribute to a sense of neighbourhood!
43. we need more affordable rental housing on Mayne
44. I am a senior who lives alone and my only concern is for some kind of seniors housing in the future, whether it be to rent or own.
45. Things would be better if we could cut out a bureaucracy on two. E.g. home owner protection is hopeless.
46. need housing for permanent resident elderly who can no longer safely live alone
47. Mayne Island (and other Gulf Islands too) are steadily evolving into enclaves for the well-off, affordable rental housing should be encouraged more so that younger working individuals and families are not discouraged from making their permanent homes on these islands.
48. We're privileged. Well planned, small scaled and environmentally appropriate shared seasonal ownership options should be considered but recognize Mayne's carrying capacity - particularly with regard to water.
49. Please do not let mayne become over-run with people in an attempt to supply affordable housing. The land use restrictions on mayne inevitably restrict the construction of new housing but those restrictions are also what make the gulf islands special. I recognize that our community cannot survive if mayne becomes unaffordable to all but wealthy weekenders. I would like to see affordability addressed with housing subsidies to low-income full-time residents financed via a special property tax levy on all houses that rises steeply (in % terms) with the value of the house. That would allow relatively wealthy residents (part-time or full-time) to help preserve the uniqueness of the community in which they live by assisting the lower-income members of that community. I believe that everyone would benefit from this, rich and poor alike. (And for the record, I would be one of the people paying a high levy).
50. The top priority is to keep Mayne Island rural and quiet while accessible to seniors through a well-planned senior's residence near the medical centre central to Miner's Bay services.
51. I believe there are very adequate housing choices on Mayne Island given the nature of the community. If a person is seeking inexpensive housing they should not consider an island linked by ferry to services to services. There are lots of inexpensive places in B.C. (like Vancouver Island) where you can live more cheaply. People don't have a right to cheap housing wherever they want to live, why should he taxpayers subsidize someone to live on Mayne Island?
52. Would not want too much development of apartments etc. due to water problems
53. Is density without a strain on resources, i.e. water possible?
54. perhaps assisted living for elders
55. There should be limited timeshare resort type properties added, as the occupants typically are there for only a short time and do not really get involved in the community.
56. The rules on renting need to be broadened. There are too many young locals who can't afford to work on the island and rent. They seem to end up going to Victoria or the mainland where the

wages are higher and rooms/shared houses available.

Also short term housing for seasonal workers during the busy summer period.

You should be encouraging people to come and live and work on the island, not go out of your way to make it so difficult and downright unfriendly.

57. Housing capacity needs to be subject to the ability of resources on the island to sustain it. For example, the island should not plan for more housing than the water table can support. We should figure out the carrying capacity of the island and then determine how, through planning and zoning, to distribute that capacity across a diversity of housing options that supports, among other things, low-to-moderate income households, young families with children, single people, seniors who need support to stay on the island as long as possible, and car-free families.
58. It seems that we need to develop some innovative ways to support low-cost housing, especially for lower-income individuals and families. I would support solutions like in-fill housing, secondary suites and the like, also housing co-ops, intentional communities and other such models. It is ALSO very important to me to protect the rural values, fragile natural island environment and our human community as well. We need to provide resources to attract and sustain young families on Mayne--without destroying the island in the process. A challenge indeed.
59. There seems to be a strong opposition to anything other than the "status quo" on this island. Those with property in and around the few commercial areas seem adamantly opposed to any change. They seem to want to live in the past, keep control. They pretend (or are naive) not to know this. One can live with nature and still join the world in change and modernization. Some people here want to live like pioneers. Let them, but allow for the rest of us to embrace change and sustainable living. It can be done.
60. I think the most urgent need on Mayne Island is housing for seniors. When a senior is forced to leave the island it is not only the senior who suffers but our entire community. No, I am not a senior citizen.
As well, I strongly believe that Mayne Island would greatly benefit from an increase in residents with young children. Moreover, it would be nice to see a well-maintained campground on this island.
61. Septic systems costs are a big barrier!
62. If a person wants to rent a house on Mayne Island they should pay market value. The idea of subsidized housing on the Gulf Islands is a joke. Why not subsidized housing in the Uplands in Victoria! Not going to happen.
63. This questionnaire does not appear to be addressed to the concerns of seniors who are most likely to respond. I really do hope that you are able to reach and to rally the youth residents.
Although I responded on the positive side, there were no negative options that I was able to access. This was a very important survey. I wish it had been better. Ann Johnston
64. More housing is not the answer. Less people is usually the answer to any problem.
65. We are currently satisfied
66. I would love to see a sustainable (green) intentional community agricultural/home industry based collective housing project
67. Secondary suites should not be banned as there is a great need for single workers finding housing
68. Seniors who wish to stay on Mayne really need some choices other than their own residences
69. I could not answer Q-17 as the disagree - don't know sections would not appear on the screen. I generally think that there are no housing problems if that helps!
70. no progressive housing with residents' needs; age
71. Enforced bylaw requiring owners to maintain housing units and yards. Have junk hauled away at owners' expense (Waugh Rd and Lighthouse Point property)

72. Housing is somewhat expensive on the gulf islands; a mortgage helper such as a fully self-contained suite would certainly help. I am amazed that these suites for rental are illegal but all the cities around the gulf islands have made them legal, this was some time ago, so what happened to us? What about container housing, don't laugh, its being done in a lot of communities, and done very tastefully and at about 40% of conventional construction costs. I could go on.....
73. affordable seniors housing should be a priority
74. Mayne (and the other Gulf islands) will lose their character if they are overbuilt. What is needed is not more expensive homes but an upgrading of the existing housing stock to better meet the needs of the island residents and particularly the permanent residents.
75. It would be wonderful if frail, elderly people did not have to leave the island when they are no longer able to care for themselves
76. Lack of choices means limited opportunity for rental or ownership, to be a complete community we need to be open to choices.
77. I would like to preface my responses by the fact that we are owners in Mayne Island Resort and a lot of what is in question here is not applicable to us. I have tried to be helpful with my answers.
78. Seniors want independence for as long as possible and will keep their houses for as long as possible, because of this. Affordable support programs of clubs, groups, the library, assisted living, home nursing care, meals on wheels, exercise groups all encourage us to stay healthy.....when our health fails, so many of us would like the option of senior housing, hospice living here on this wonderful island.
79. On question 15, reason for accommodate change: Aging
80. We need to encourage the under 50 population, so our demographic is more balanced. Affordable housing is a big part of that. Also, affordable housing, and smaller options, works best for some of the single older folks who simply don't want or need their big places anymore. Someone recently suggested co-op housing, mixed with seniors and young folks, with the seniors providing more of the funding, and the young folks providing more of the labour (if secondary suites were allowed, this could even happen on a very small scale)...
81. There continues to be a shortage of skilled contractors for upkeep of older homes. New builds seem to get the most attention. For us families without a 'handy person' this poses an ongoing problem
82. Co-Op seniors housing would be a valuable addition to the community