

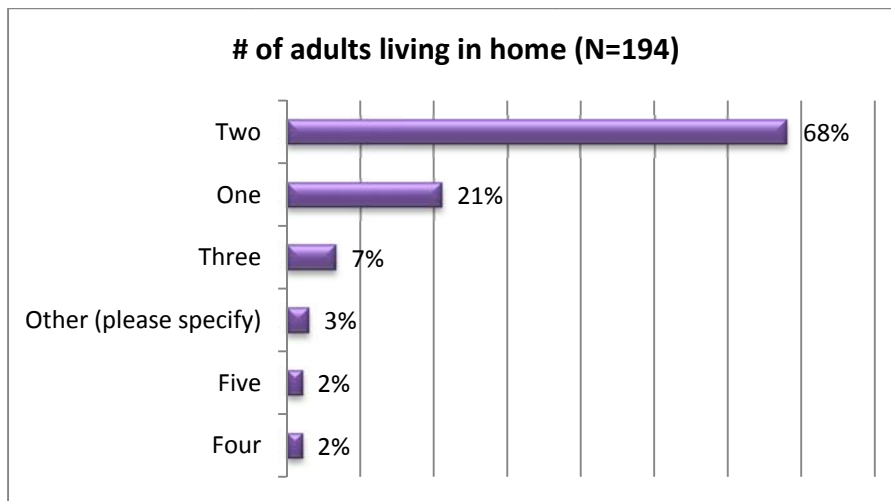
Mayne Island Housing Options Task Force Survey – April, 2011

Responses:

203 respondents – 107 in paper format; 96 online

CURRENT HOUSING SITUATION OF RESPONDENTS

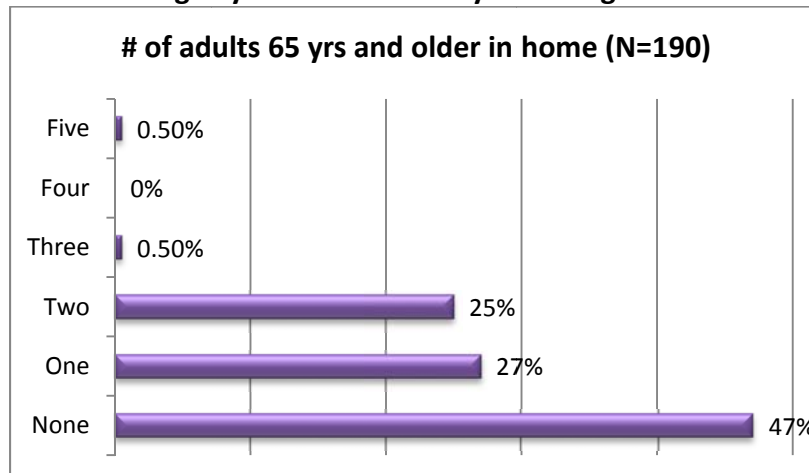
1. How many adults live in your home?



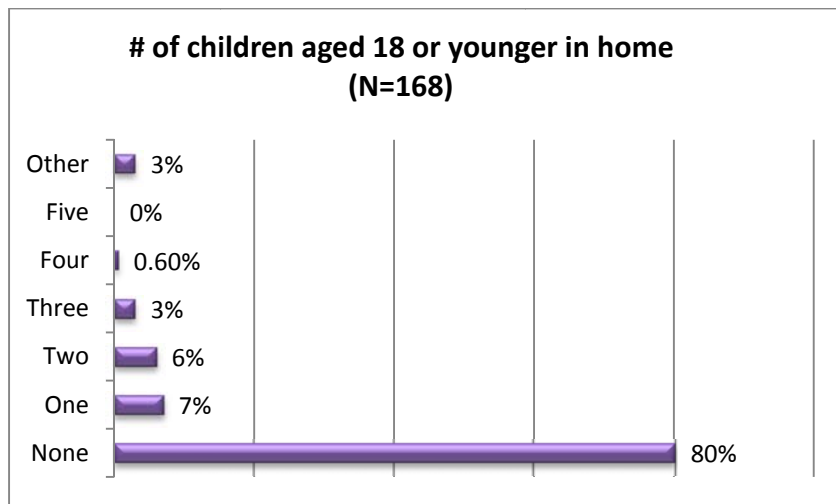
Other:

- 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

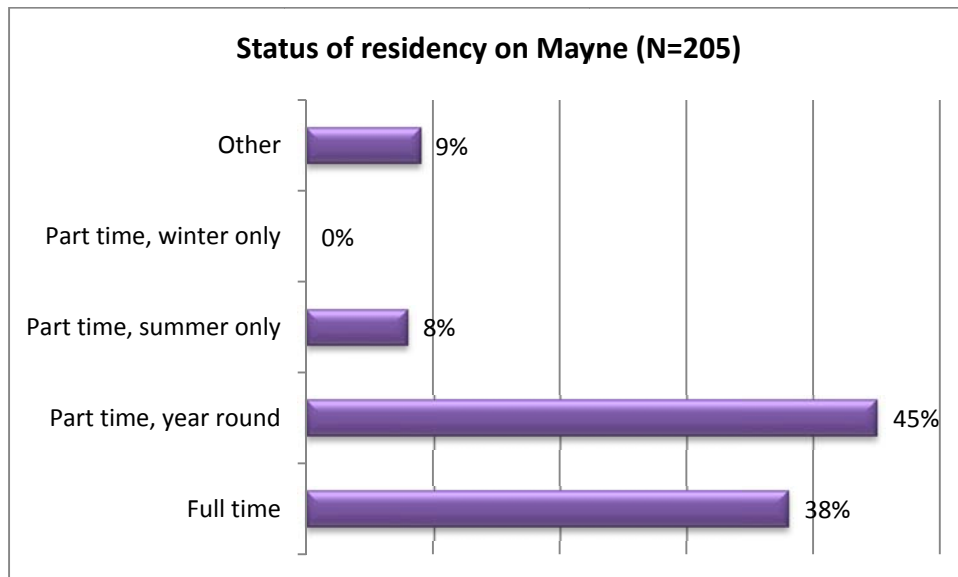
2. How many of the adults living in your home are 65 years of age or older?



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



4. Do you reside on Mayne Island:

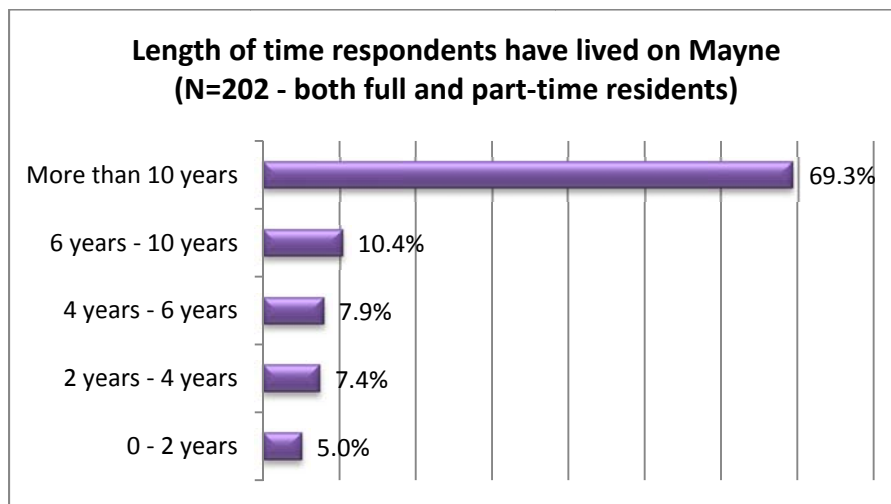


Other:

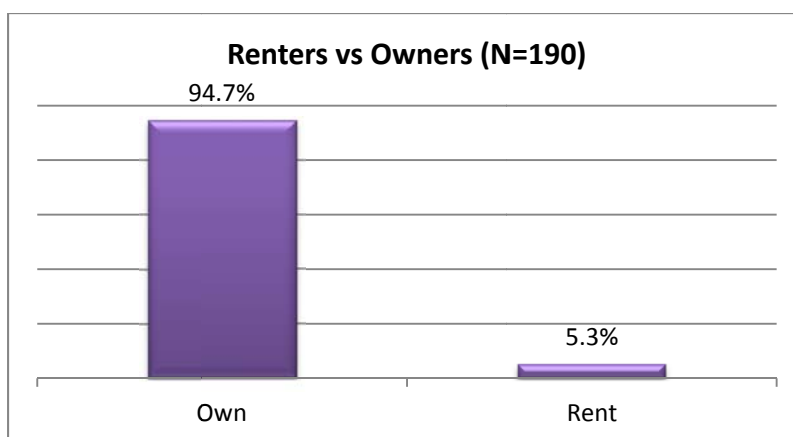
- our house is rented full-time
- Full time summer only; part time other times
- Spring, Summer and Fall
- part time, Mar - Dec
- Fractional Ownership
- 7 - 8 months per year

- 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

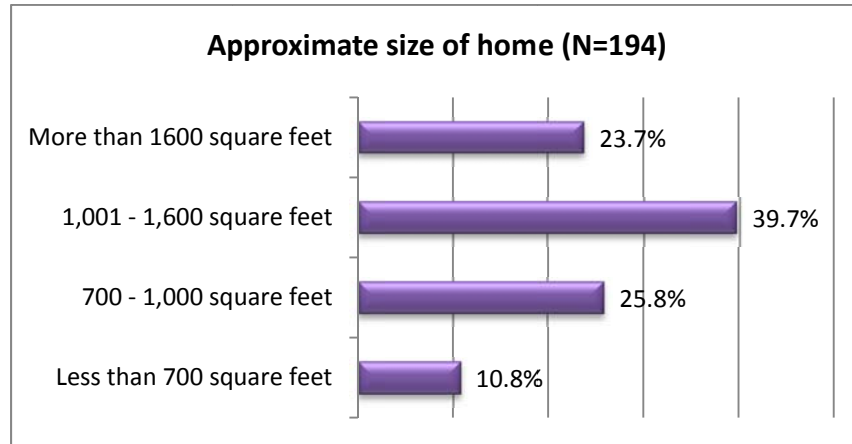
5. How many years have you lived on Mayne island in total? (include both full and part time residency)



6. Do you own or rent your home?

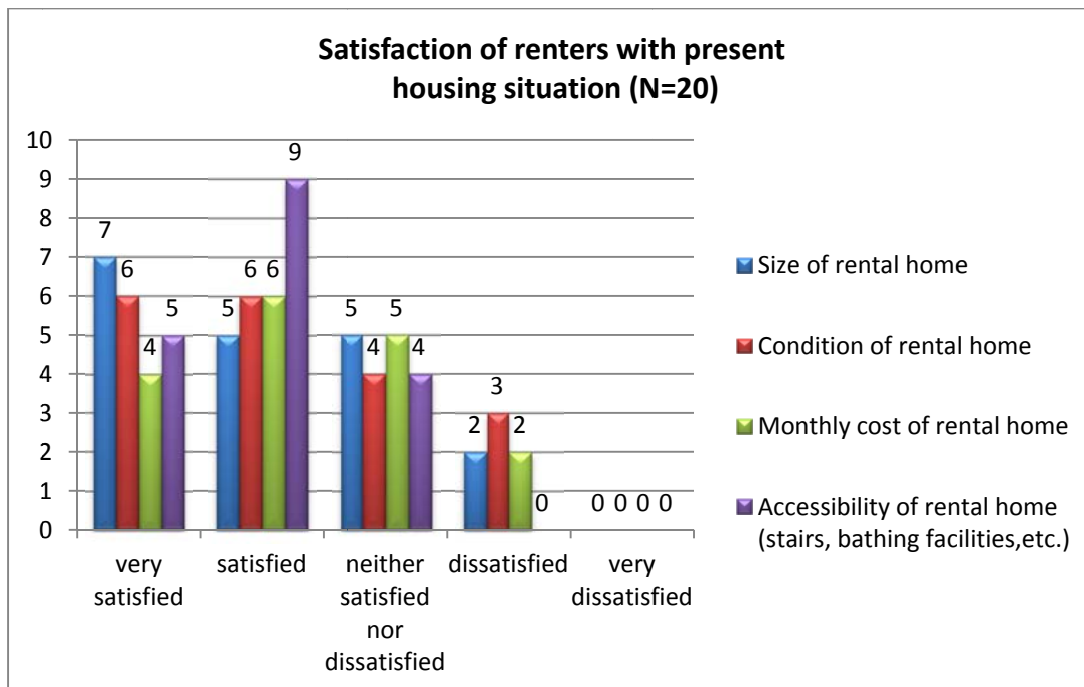


7. What is the approximate size of your home, not including the area of the basement?



HOUSING ADEQUACY

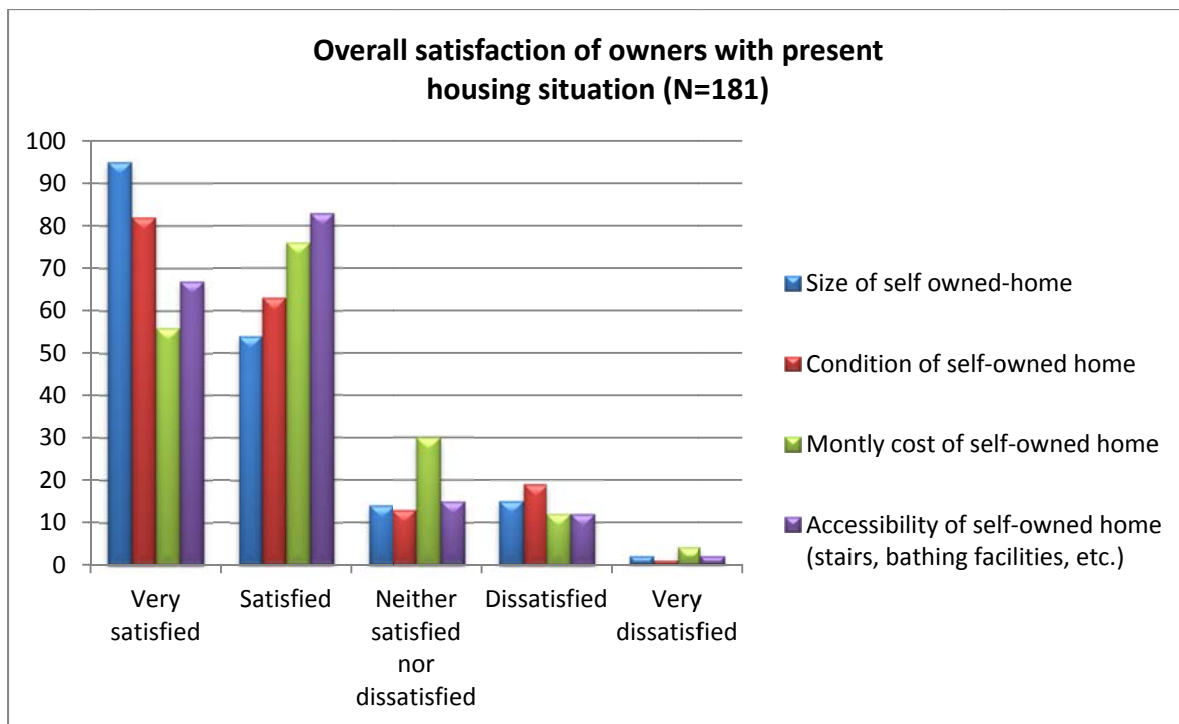
8. If you are a renter, how do you feel about your present housing situation overall?



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

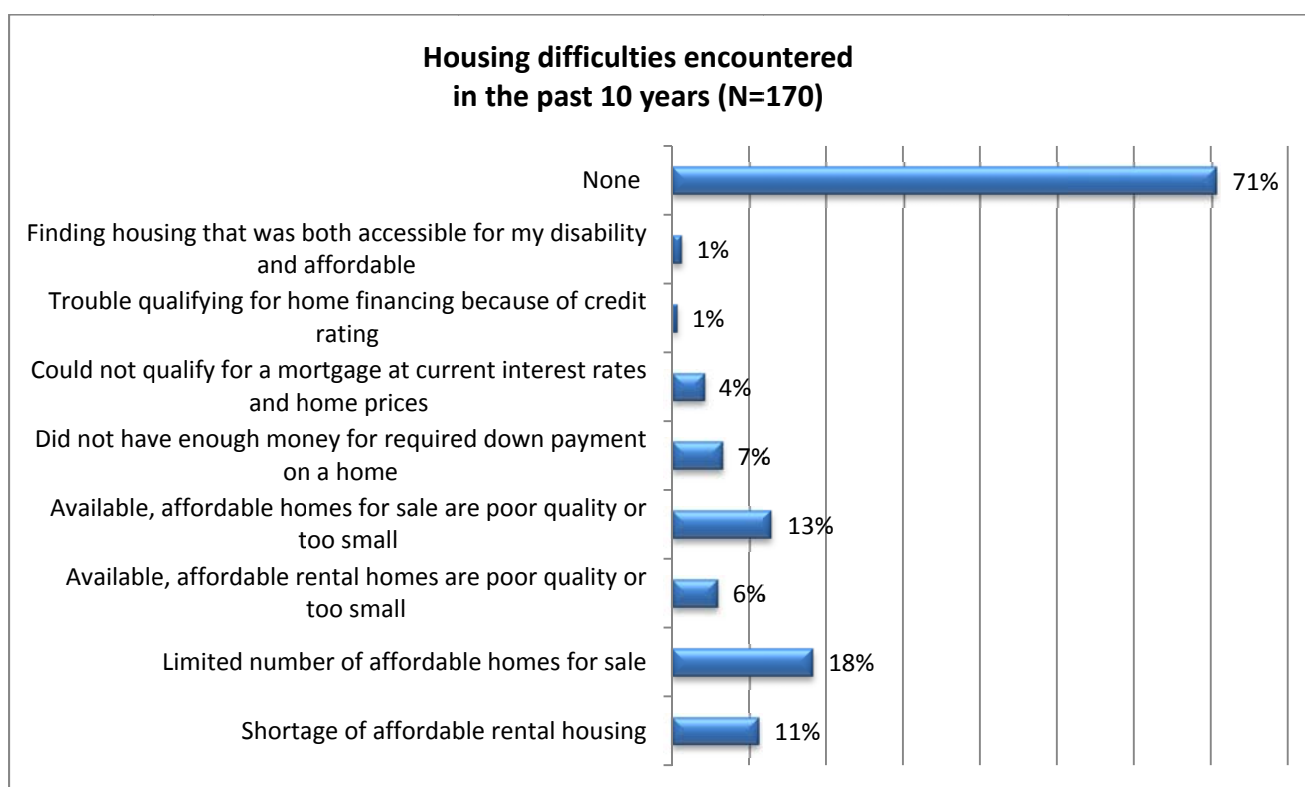
- better help with tree clearing, especially branches and cleanup
- increase cottage from 645.8 sq. ft. to 1,000 sq. ft. size cottage
- We would like to down size
- less property taxes
- bigger kitchen
- one more room for storage and hobbies (quilting, painting, etc.) and as a laundry room
- cheaper 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

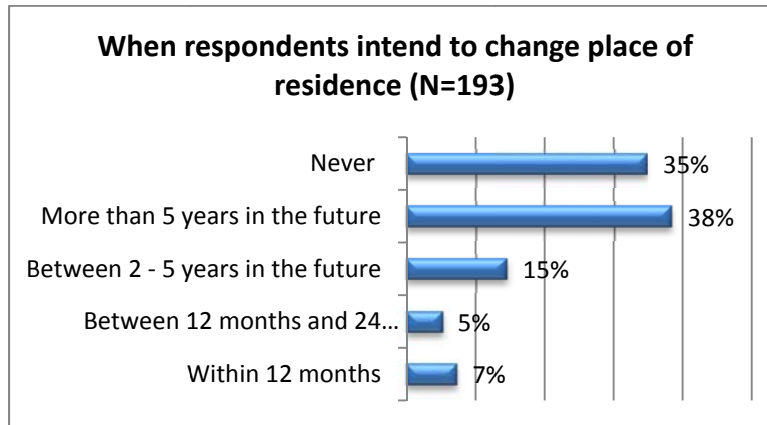
- Mayne Island needs some more qualified and dependable tradesmen.
- huge lack of affordable housing for the working poor (tradespeople, min. wage workers)
- No difficulties
- We own what we can afford, although the property taxes have become unrealistically high for what we get in return
- had to do 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?



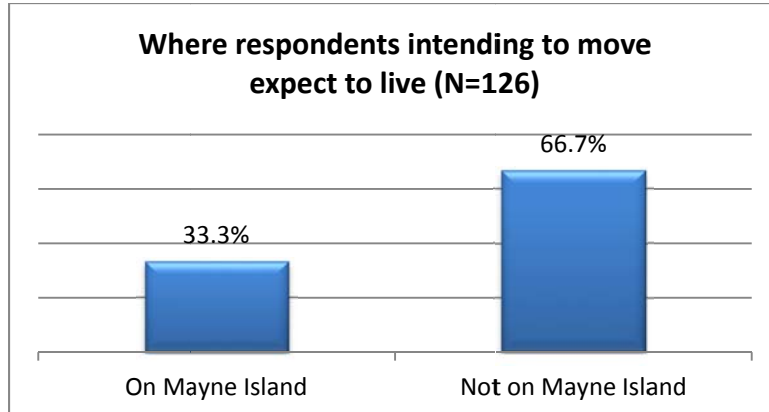
If you indicated that you anticipate a change, please tell us why you think this will be necessary?

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

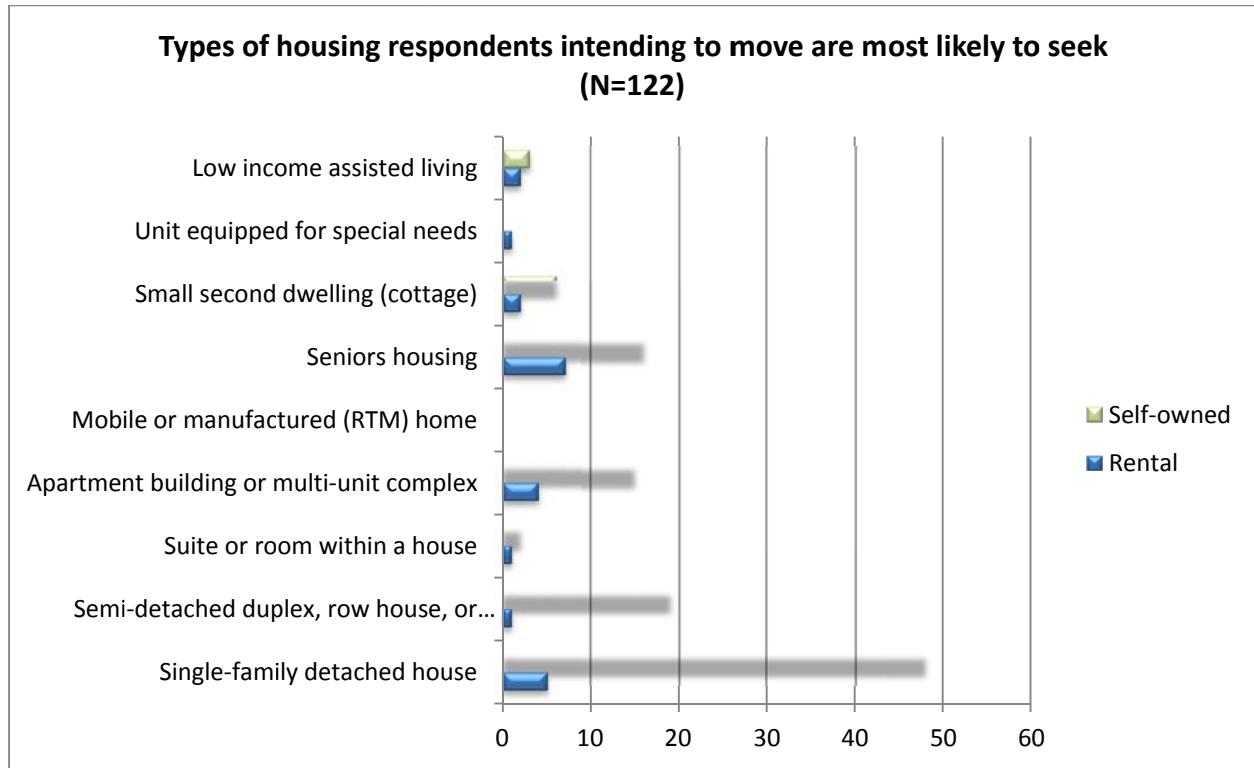
- down size, reduce physical maintenance/work
- would like a small home/condo with a patio and very little, if any, property to look after
- renovation
- age
- We really do aspire to waterfront or at least close-up ocean view.
- Mainly for long term medical/health reasons. Also property and home too 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?

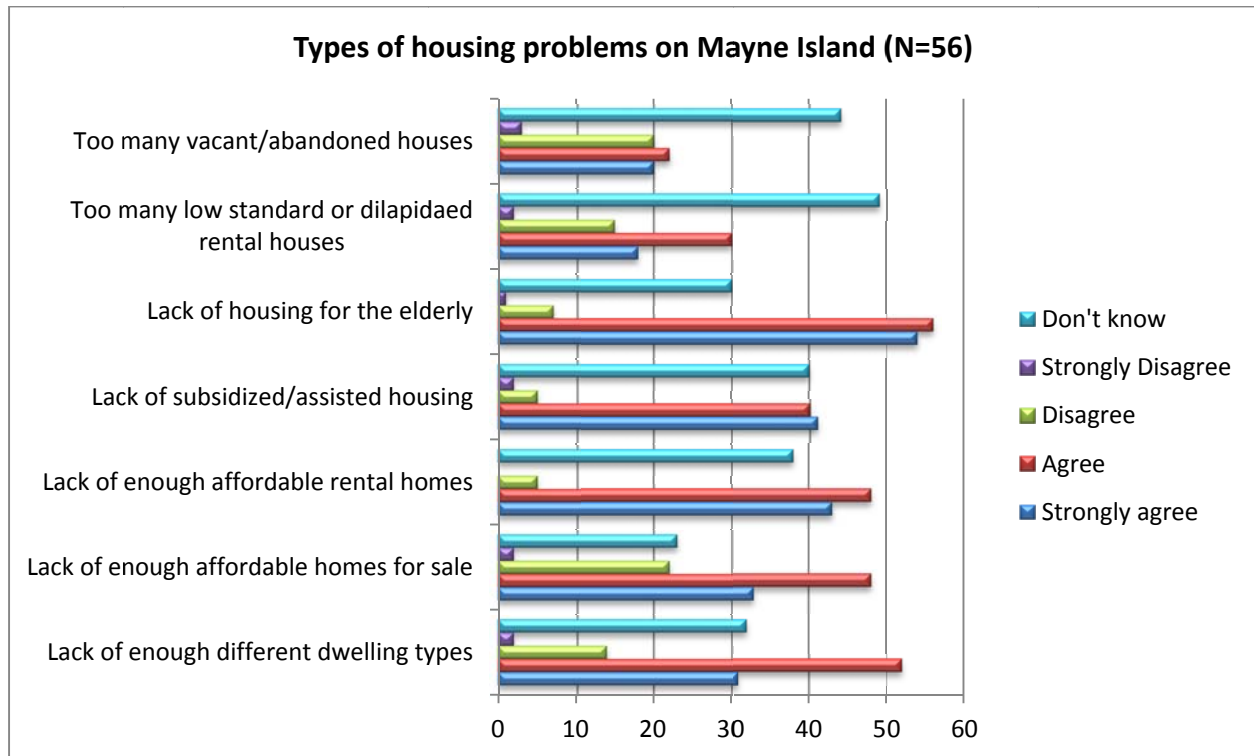


Other

- 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....

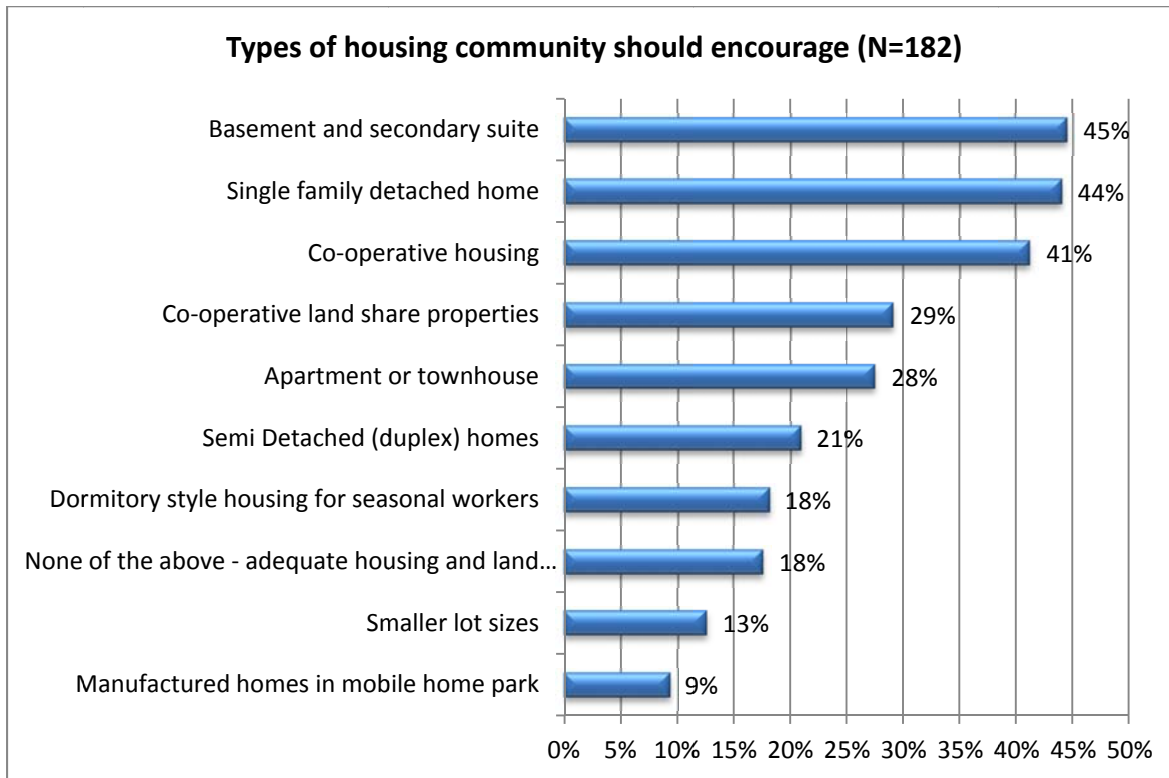
- We very much want to own (we are tired of moving our when our landlords want their place back ~ Every time I've moved, it's been because the landlord doesn't want to rent anymore ~ I just want somewhere I can stay for however long I want to). We will likely only be able to afford an empty lot, and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



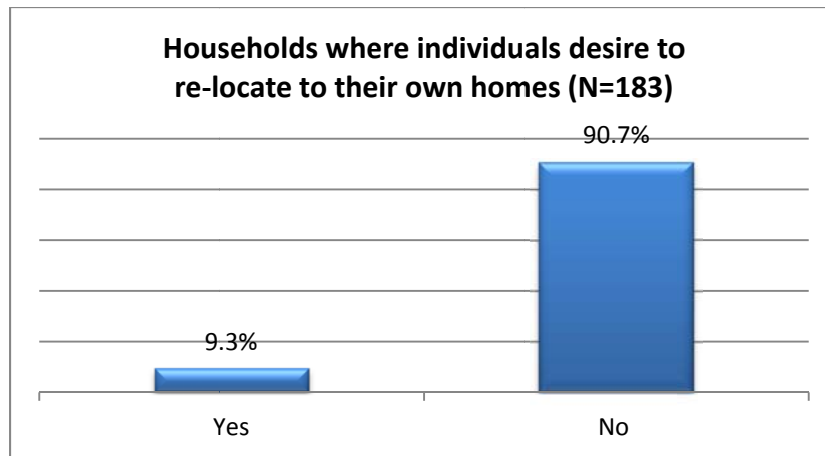
Other

- 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

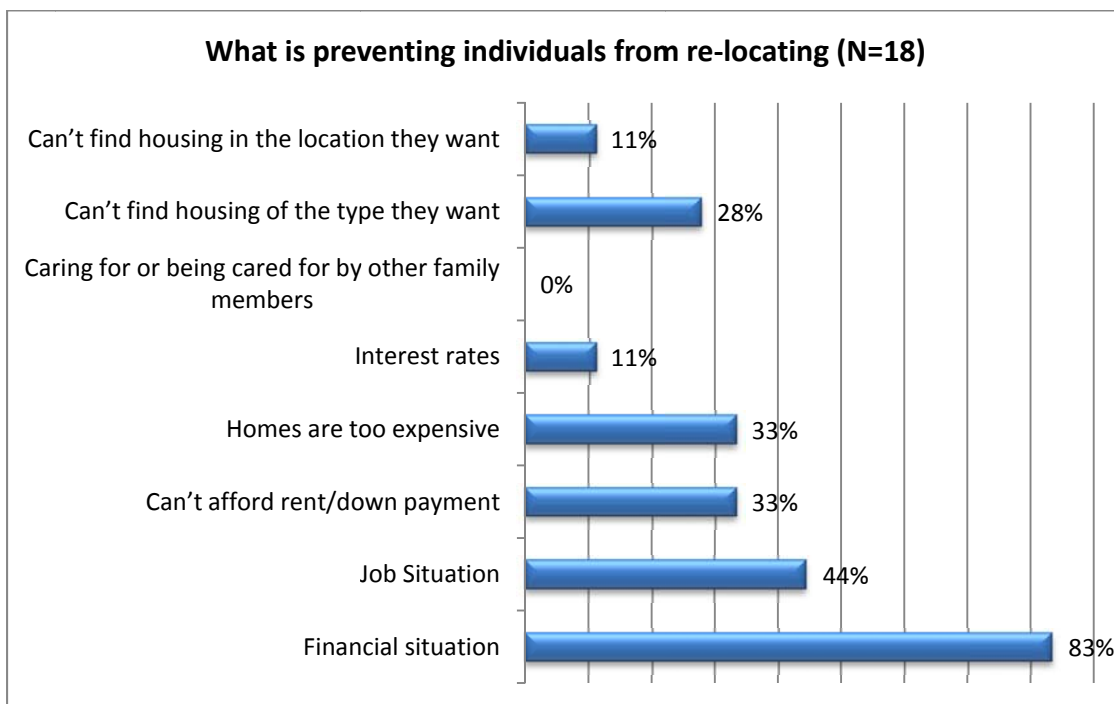
- like the apartments on Pender, small units for elderly low income people in a cluster (Plum Court)
- marina live-aboards and float homes
- I understand it is sometimes hard to find seasonal workers because of difficulty for them to find housing on some Gulf Islands.
- Clusters of small starter homes
- 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)

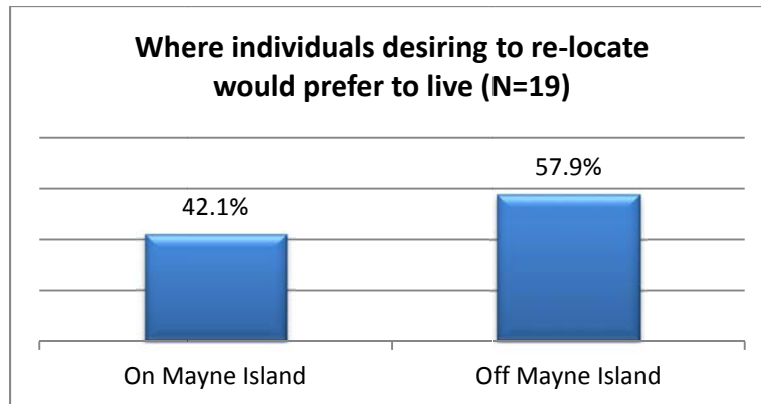


Other

- 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