ISLAND SURVEY 2018 RESULTS

Prepared by Councillor Maureen Nicholson
Presented January 8, 2018 / Updated January 10, 2017
Bowen Island Municipality

- To be used in conjunction with other resources, including Census and BC Housing reports
- Survey opened November 29 and closed December 21, 2017
- Respondents are self-selected
- Total number of responses 608 with a 90% completion rate
  - Projected completion rate, based on number and type of questions, was 60%
- Results organized in six sections:
  - Quality of Island Life (pp. 5-6)
  - About Your Household (p. 7)
  - Municipal Services (pp. 8-12)
  - Transportation (pp. 13-15)
  - Emergency Preparedness (p. 16)
  - Housing on Bowen Island (pp. 17-23)
  - Appendices (for open-ended responses) (pp. 24 and following)
- 5-pt scale used, with 1 = very dissatisfied/very unimportant and 5 = very satisfied/very important
- Where appropriate, mode (most commonly occurring response) identified in boldface
- Where appropriate, weighted averages calculated (average of values that are scaled by satisfaction/importance) and compared
- Where available, roughly comparable data from the 2012 Bowen Island Householder Survey provided
  - Note that the 2012 survey was by household, not individual respondent and did not allow for the option of “No opinion/don’t know”
- Where useful, Census data provided
- Identifying personal information removed (e.g., names of non-public persons, other details that would allow for identification of respondent) from the further feedback sections
SUMMARY OF WEIGHTED-AVERAGE RESPONSES

QUALITY OF ISLAND LIFE: Overall 4.45

As a place to raise children 4.62
As a place to work 3.05
As a place to retire 3.74
As a place to operate a business 2.76
As a place for visitors 4.18
As a place where you feel safe 4.80

PUBLIC SAFETY: Animal control 3.26
Bylaw enforcement 3.16
Emergency preparedness program 3.57
Emergency notification system (BowENS) 3.79

Fire services 4.32
Fire safety education 3.76

PLANNING: Bldg inspection & permits 3.16
Land use planning 2.71
Maintaining character of community 3.15
Protecting natural environment 3.46
<table>
<thead>
<tr>
<th>Category</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>PUBLIC WORKS: Garbage collection</td>
<td>4.31</td>
</tr>
<tr>
<td>Green waste collection</td>
<td>4.26</td>
</tr>
<tr>
<td>Recycling (BIRD)</td>
<td>4.42</td>
</tr>
<tr>
<td>Road maintenance</td>
<td>3.23</td>
</tr>
<tr>
<td>Roadside vegetation management</td>
<td>3.45</td>
</tr>
<tr>
<td>Snow &amp; ice clearing</td>
<td>3.50</td>
</tr>
<tr>
<td>SNUG COVE: Avail short-term parking</td>
<td>2.95</td>
</tr>
<tr>
<td>Availability commuter parking</td>
<td>2.78</td>
</tr>
<tr>
<td>Parking control &amp; enforcement</td>
<td>2.89</td>
</tr>
<tr>
<td>TRANSPORTATION ON ISLAND: Overall</td>
<td>3.21</td>
</tr>
<tr>
<td>Connectivity of transp networks</td>
<td>3.16</td>
</tr>
<tr>
<td>Support for active modes</td>
<td>2.72</td>
</tr>
<tr>
<td>Bus service</td>
<td>3.03</td>
</tr>
<tr>
<td>Ferry marshalling</td>
<td>2.88</td>
</tr>
<tr>
<td>Pedestrian safety</td>
<td>2.58</td>
</tr>
<tr>
<td>Bicycle safety</td>
<td>2.37</td>
</tr>
<tr>
<td>Category</td>
<td>Score</td>
</tr>
<tr>
<td>----------------------------------------------</td>
<td>-------</td>
</tr>
<tr>
<td>OFF ISLAND: options to private vehicles</td>
<td>3.35</td>
</tr>
<tr>
<td>Connectivity to meet travel needs</td>
<td>3.22</td>
</tr>
<tr>
<td>HOUSING: Importance - diverse housing types</td>
<td>3.97</td>
</tr>
<tr>
<td>Satisfaction - diverse</td>
<td>2.09</td>
</tr>
<tr>
<td>Import - affordability of housing</td>
<td>3.92</td>
</tr>
<tr>
<td>Satisf - affordability</td>
<td>2.09</td>
</tr>
<tr>
<td>Import - municipal support diverse housing</td>
<td>3.93</td>
</tr>
<tr>
<td>Satisf - support diverse</td>
<td>2.34</td>
</tr>
<tr>
<td>Import - municipal support affordable housing</td>
<td>3.78</td>
</tr>
<tr>
<td>Satisf - support affordable</td>
<td>2.34</td>
</tr>
<tr>
<td>Import - use muni lands for diverse housing</td>
<td>3.55</td>
</tr>
<tr>
<td>Satisf - lands for diverse</td>
<td>2.34</td>
</tr>
<tr>
<td>Import - use muni lands for affordable housing</td>
<td>3.61</td>
</tr>
<tr>
<td>Satisf - lands for affordable</td>
<td>2.31</td>
</tr>
</tbody>
</table>
## PART A: QUALITY OF ISLAND LIFE

### Q1

<table>
<thead>
<tr>
<th>How would you rate Bowen Island?</th>
<th>Very Poor (1)</th>
<th>Poor (2)</th>
<th>Average (3)</th>
<th>Good (4)</th>
<th>Excellent (5)</th>
<th>No opinion/ Don’t know</th>
<th>Total</th>
<th>Weighted Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall quality of life</td>
<td>0.00% 0</td>
<td>0.83% 5</td>
<td>4.82% 29</td>
<td>42.52% 256</td>
<td>51.50% 310</td>
<td>0.33% 2</td>
<td>602</td>
<td>4.45</td>
</tr>
<tr>
<td>As a place to raise children</td>
<td>0.00% 0</td>
<td>0.33% 2</td>
<td>2.66% 16</td>
<td>27.91% 168</td>
<td>58.47% 352</td>
<td>10.63% 64</td>
<td>602</td>
<td>4.62</td>
</tr>
<tr>
<td>As a place to work</td>
<td>4.33% 26</td>
<td>25.46% 153</td>
<td>22.80% 137</td>
<td>20.13% 121</td>
<td>8.99% 54</td>
<td>18.30% 110</td>
<td>601</td>
<td>3.05</td>
</tr>
<tr>
<td>As a place to retire</td>
<td>2.66% 16</td>
<td>11.96% 72</td>
<td>14.29% 86</td>
<td>36.38% 219</td>
<td>23.26% 140</td>
<td>11.46% 69</td>
<td>602</td>
<td>3.74</td>
</tr>
<tr>
<td>As a place to operate a business</td>
<td>4.82% 29</td>
<td>26.91% 162</td>
<td>24.92% 150</td>
<td>13.62% 82</td>
<td>2.66% 16</td>
<td>27.08% 163</td>
<td>602</td>
<td>2.76</td>
</tr>
<tr>
<td>As a place for visitors</td>
<td>0.33% 2</td>
<td>3.32% 20</td>
<td>12.94% 78</td>
<td>43.45% 262</td>
<td>37.98% 229</td>
<td>1.99% 12</td>
<td>603</td>
<td>4.18</td>
</tr>
<tr>
<td>As a place where you feel safe</td>
<td>0.00% 0</td>
<td>0.66% 4</td>
<td>1.49% 9</td>
<td>14.71% 89</td>
<td>82.31% 498</td>
<td>0.83% 5</td>
<td>605</td>
<td>4.80</td>
</tr>
</tbody>
</table>

Answered: 605 Skipped: 3

Comparable question from 2012

1. On a scale of 1 (very poor) to 5 (very good), please check the box that comes closest to your opinion for each of the following questions:

<table>
<thead>
<tr>
<th>1 (very poor)</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5 (very good)</th>
<th>Response Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>How would you rate the overall quality of life on Bowen? 0.1% (1) 1.2% (2) 14.3% (103) 46.3% (334) 38.6% (274) 721</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>How would you rate Bowen as a place to raise children? 0.0% (6) 2.5% (17) 13.4% (93) 34.5% (239) 48.8% (338) 693</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>How would you rate Bowen as a place to work? 16.2% (110) 29.2% (198) 30.5% (207) 14.7% (100) 9.4% (64) 679</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>How would you rate Bowen as a place to retire? 2.8% (20) 8.1% (58) 25.7% (183) 34.9% (249) 28.8% (203) 713</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

answered question 727

skipped question 7
Q2: Do you have any further feedback on the quality of life on Bowen Island?

See Appendices, p. 25.
SECTION B: ABOUT YOUR HOUSEHOLD

Q3

<table>
<thead>
<tr>
<th>Are you a full-time, part-time, or summer resident?</th>
<th>% (Number)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full time</td>
<td>88.67% (532)</td>
</tr>
<tr>
<td>Part time throughout the year</td>
<td>9.17% (55)</td>
</tr>
<tr>
<td>I own property on Bowen Island but do not live in it</td>
<td>1.33% (8)</td>
</tr>
<tr>
<td>Summer only</td>
<td>0.83% (5)</td>
</tr>
</tbody>
</table>

Answered: 600 Skipped: 8

Q4

<table>
<thead>
<tr>
<th>Do you rent or own the place you live in on Bowen Island?</th>
<th>% (Number)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Own and live in my home</td>
<td>79.30% (475)</td>
</tr>
<tr>
<td>Rent</td>
<td>17.70% (106)</td>
</tr>
<tr>
<td>I own property on Bowen Island but do not live in it</td>
<td>3.01% (18)</td>
</tr>
</tbody>
</table>

Answered: 599 Skipped: 9

2016 Census – primary dwellings: 82% owner-occupied; 18% rental

Q5

<table>
<thead>
<tr>
<th>How many people live in your household?</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>More than 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of adults</td>
<td>--</td>
<td>15.55%</td>
<td>70.40%</td>
<td>7.86%</td>
<td>5.18%</td>
<td>1.00%</td>
</tr>
<tr>
<td></td>
<td>93</td>
<td>421</td>
<td>47</td>
<td>31</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>Number of children</td>
<td>30.82%</td>
<td>25.68%</td>
<td>32.19%</td>
<td>8.22%</td>
<td>1.71%</td>
<td>1.37%</td>
</tr>
<tr>
<td></td>
<td>90</td>
<td>75</td>
<td>94</td>
<td>24</td>
<td>5</td>
<td>4</td>
</tr>
</tbody>
</table>

Answered: 599 Skipped: 9

2016 Census: Average household size 2.5
SECTION C: MUNICIPAL SERVICES ON BOWEN ISLAND

Q6: Public Safety Services

<table>
<thead>
<tr>
<th>How satisfied are you with the following public safety services?</th>
<th>Very dissatisfied</th>
<th>Dissatisfied</th>
<th>Neutral</th>
<th>Satisfied</th>
<th>Very satisfied</th>
<th>No opinion/ Don’t know</th>
<th>Total</th>
<th>Weighted average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal control</td>
<td>5.69% 5.69%</td>
<td>14.31% 14.31%</td>
<td>30.34% 30.34%</td>
<td>27.59% 27.59%</td>
<td>10.69% 10.69%</td>
<td>11.38% 11.38%</td>
<td>580</td>
<td>3.26</td>
</tr>
<tr>
<td>Bylaw enforcement</td>
<td>5.88% 5.88%</td>
<td>18.86% 18.86%</td>
<td>30.10% 30.10%</td>
<td>28.55% 28.55%</td>
<td>8.30% 8.30%</td>
<td>8.30% 8.30%</td>
<td>578</td>
<td>3.16</td>
</tr>
<tr>
<td>Emergency preparedness program</td>
<td>1.90% 1.90%</td>
<td>6.21% 6.21%</td>
<td>28.62% 28.62%</td>
<td>37.93% 37.93%</td>
<td>10.34% 10.34%</td>
<td>15.00% 15.00%</td>
<td>580</td>
<td>3.57</td>
</tr>
<tr>
<td>Emergency notification system (BowENS)</td>
<td>1.73% 1.73%</td>
<td>2.08% 2.08%</td>
<td>24.39% 24.39%</td>
<td>37.20% 37.20%</td>
<td>16.61% 16.61%</td>
<td>17.99% 17.99%</td>
<td>578</td>
<td>3.79</td>
</tr>
<tr>
<td>Fire services</td>
<td>0.17% 0.17%</td>
<td>1.55% 1.55%</td>
<td>9.14% 9.14%</td>
<td>40.86% 40.86%</td>
<td>43.45% 43.45%</td>
<td>4.83% 4.83%</td>
<td>580</td>
<td>4.32</td>
</tr>
<tr>
<td>Fire safety education</td>
<td>0.52% 0.52%</td>
<td>4.66% 4.66%</td>
<td>27.46% 27.46%</td>
<td>31.09% 31.09%</td>
<td>18.31% 18.31%</td>
<td>17.96% 17.96%</td>
<td>579</td>
<td>3.76</td>
</tr>
</tbody>
</table>

Answered 581 Skipped 27

Comparable from 2012

<table>
<thead>
<tr>
<th>Service</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animal control</td>
<td>14.2% (94)</td>
<td>13.1% (87)</td>
<td>23.4% (155)</td>
<td>19.3% (129)</td>
<td>12.7% (84)</td>
</tr>
<tr>
<td>Fire safety education</td>
<td>5.8% (38)</td>
<td>0.2% (60)</td>
<td>28.1% (153)</td>
<td>22.4% (146)</td>
<td>12.3% (80)</td>
</tr>
<tr>
<td>Emergency preparedness program</td>
<td>8.3% (54)</td>
<td>15.9% (103)</td>
<td>30.1% (155)</td>
<td>19.0% (123)</td>
<td>8.2% (53)</td>
</tr>
<tr>
<td>Fire services</td>
<td>0.8% (4)</td>
<td>2.0% (13)</td>
<td>15.1% (100)</td>
<td>37.8% (250)</td>
<td>38.1% (252)</td>
</tr>
<tr>
<td>Police services</td>
<td>3.3% (22)</td>
<td>6.2% (41)</td>
<td>19.2% (127)</td>
<td>32.1% (212)</td>
<td>32.3% (213)</td>
</tr>
<tr>
<td>Ambulance services</td>
<td>3.8% (25)</td>
<td>7.3% (48)</td>
<td>16.0% (119)</td>
<td>28.6% (189)</td>
<td>29.2% (193)</td>
</tr>
</tbody>
</table>
Q7: Community Planning

<table>
<thead>
<tr>
<th>How satisfied are you with the following community planning services?</th>
<th>Very dissatisfied</th>
<th>Dissatisfied</th>
<th>Neutral</th>
<th>Satisfied</th>
<th>Very satisfied</th>
<th>No opinion/ Don’t know</th>
<th>Total</th>
<th>Weighted average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building inspection and permits</td>
<td>3.10%</td>
<td>12.41%</td>
<td><strong>30.17%</strong></td>
<td>19.66%</td>
<td>5.00%</td>
<td>29.66%</td>
<td>580</td>
<td>3.16</td>
</tr>
<tr>
<td>Land use planning</td>
<td>9.34%</td>
<td><strong>28.20%</strong></td>
<td>27.16%</td>
<td>17.65%</td>
<td>2.42%</td>
<td>15.22%</td>
<td>578</td>
<td>2.71</td>
</tr>
<tr>
<td>Maintaining the character of the community and neighbourhoods</td>
<td>6.55%</td>
<td>18.97%</td>
<td>27.76%</td>
<td><strong>33.10%</strong></td>
<td>6.38%</td>
<td>7.24%</td>
<td>580</td>
<td>3.15</td>
</tr>
<tr>
<td>Protecting the natural environment</td>
<td>4.48%</td>
<td>12.76%</td>
<td>21.72%</td>
<td><strong>46.72%</strong></td>
<td>9.48%</td>
<td>4.83%</td>
<td>580</td>
<td>3.46</td>
</tr>
</tbody>
</table>

Answered 580: Skipped: 28

Comparable from 2012

1=Least Satisfied: 5=Most Satisfied

<table>
<thead>
<tr>
<th></th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building inspection &amp; permits</td>
<td>12.4% (79)</td>
<td>11.1% (71)</td>
<td>26.5% (169)</td>
<td>18.1% (103)</td>
<td>6.4% (41)</td>
</tr>
<tr>
<td>Bylaw enforcement</td>
<td>18.4% (119)</td>
<td>19.5% (126)</td>
<td>27.7% (179)</td>
<td>13.8% (89)</td>
<td>5.3% (34)</td>
</tr>
<tr>
<td>Land use planning</td>
<td><strong>29.4%</strong> (192)</td>
<td>27.6% (180)</td>
<td>24.2% (158)</td>
<td>6.9% (45)</td>
<td>2.5% (16)</td>
</tr>
<tr>
<td>Maintaining character of community</td>
<td>19.0% (130)</td>
<td>20.4% (133)</td>
<td><strong>34.9%</strong> (228)</td>
<td>18.7% (109)</td>
<td>3.8% (25)</td>
</tr>
<tr>
<td>Protecting natural environment</td>
<td>10.7% (128)</td>
<td>15.4% (100)</td>
<td><strong>30.4%</strong> (198)</td>
<td>22.1% (144)</td>
<td>9.8% (64)</td>
</tr>
</tbody>
</table>
Q8: Public Works

<table>
<thead>
<tr>
<th></th>
<th>Very dissatisfied</th>
<th>Dissatisfied</th>
<th>Neutral</th>
<th>Satisfied</th>
<th>Very satisfied</th>
<th>No opinion/ Don’t know</th>
<th>Total</th>
<th>Weighted average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Garbage collection</td>
<td>0.52%</td>
<td>4.32%</td>
<td>5.53%</td>
<td>42.66%</td>
<td>46.29%</td>
<td>0.69%</td>
<td>579</td>
<td>4.31</td>
</tr>
<tr>
<td>Green waste collection</td>
<td>2.07%</td>
<td>3.28%</td>
<td>6.74%</td>
<td>39.90%</td>
<td>44.91%</td>
<td>3.11%</td>
<td>579</td>
<td>4.26</td>
</tr>
<tr>
<td>Recycling (BIRD)</td>
<td>0.86%</td>
<td>4.49%</td>
<td>6.74%</td>
<td>27.46%</td>
<td>59.59%</td>
<td>0.86%</td>
<td>579</td>
<td>4.42</td>
</tr>
<tr>
<td>Road maintenance</td>
<td>6.36%</td>
<td>21.65%</td>
<td>21.65%</td>
<td>41.75%</td>
<td>7.60%</td>
<td>0.69%</td>
<td>582</td>
<td>3.23</td>
</tr>
<tr>
<td>Roadside vegetation maintenance</td>
<td>4.48%</td>
<td>12.22%</td>
<td>25.82%</td>
<td>43.55%</td>
<td>10.67%</td>
<td>3.27%</td>
<td>581</td>
<td>3.45</td>
</tr>
<tr>
<td>Snow and ice clearing</td>
<td>4.30%</td>
<td>12.54%</td>
<td>23.20%</td>
<td>44.33%</td>
<td>12.54%</td>
<td>3.09%</td>
<td>582</td>
<td>3.50</td>
</tr>
</tbody>
</table>

Answered: 582 Skipped: 26

Comparable from 2012

<table>
<thead>
<tr>
<th>Service</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Garbage collection</strong></td>
<td>1.4% (9)</td>
<td>1.8% (12)</td>
<td>7.7% (51)</td>
<td>25.0% (166)</td>
<td>62.6% (416)</td>
</tr>
<tr>
<td><strong>Green/yard waste collection</strong></td>
<td>3.8% (25)</td>
<td>2.9% (19)</td>
<td>15.7% (102)</td>
<td>21.4% (139)</td>
<td>39.7% (258)</td>
</tr>
<tr>
<td><strong>Recycling (BIRD)</strong></td>
<td>0.6% (4)</td>
<td>2.0% (13)</td>
<td>6.0% (40)</td>
<td>20.5% (136)</td>
<td>70.5% (469)</td>
</tr>
<tr>
<td><strong>Road condition maintenance</strong></td>
<td>14.0% (93)</td>
<td>20.7% (137)</td>
<td>35.1% (233)</td>
<td>21.0% (130)</td>
<td>7.7% (51)</td>
</tr>
<tr>
<td><strong>Snow and ice clearing</strong></td>
<td>5.4% (38)</td>
<td>6.9% (46)</td>
<td>26.8% (178)</td>
<td>36.3% (241)</td>
<td>18.1% (120)</td>
</tr>
<tr>
<td><strong>Roadside vegetation maintenance</strong></td>
<td>7.8% (51)</td>
<td>11.4% (75)</td>
<td>29.0% (191)</td>
<td>30.2% (199)</td>
<td>14.0% (92)</td>
</tr>
</tbody>
</table>
### Q9: Snug Cove Parking Availability and Enforcement

<table>
<thead>
<tr>
<th>How satisfied are you with the following?</th>
<th>Very dissatisfied</th>
<th>Dissatisfied</th>
<th>Neutral</th>
<th>Satisfied</th>
<th>Very satisfied</th>
<th>No opinion/ Don’t know</th>
<th>Total</th>
<th>Weighted average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Availability of short-term parking (2 hours and under)</td>
<td>12.22% 71</td>
<td>27.71% 161</td>
<td>17.38% 101</td>
<td><strong>32.70% 190</strong></td>
<td>7.23% 42</td>
<td>2.75% 16</td>
<td>581</td>
<td><strong>2.95</strong></td>
</tr>
<tr>
<td>Availability of commuter parking</td>
<td>11.92% 69</td>
<td><strong>24.70% 143</strong></td>
<td>21.76% 126</td>
<td>20.90% 121</td>
<td>4.66% 27</td>
<td>16.06% 93</td>
<td>579</td>
<td><strong>2.78</strong></td>
</tr>
<tr>
<td>Parking control and enforcement</td>
<td>10.69% 62</td>
<td>17.93% 104</td>
<td><strong>30.17% 175</strong></td>
<td>21.55% 125</td>
<td>4.31% 25</td>
<td>15.34% 89</td>
<td>580</td>
<td><strong>2.89</strong></td>
</tr>
</tbody>
</table>

Answered: 582 Skipped: 26
Q10: Communications

The Municipality has introduced a number of communication tools in recent years. Which do you read?

<table>
<thead>
<tr>
<th>Communication Tool</th>
<th>% (Number)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Island Page in the <em>Undercurrent</em></td>
<td>72.05% (379)</td>
</tr>
<tr>
<td>Municipal Facebook page</td>
<td>37.07% (195)</td>
</tr>
<tr>
<td>Council meeting highlights on municipal website</td>
<td>33.84% (178)</td>
</tr>
<tr>
<td>Municipal weekly e-news</td>
<td>33.46% (176)</td>
</tr>
<tr>
<td>Municipal Twitter account</td>
<td>4.75% (25)</td>
</tr>
</tbody>
</table>

Answered: 526 Skipped: 82

Q11: Do you have any further feedback on Municipal Services?

See Appendices, p.37.
### SECTION D: TRANSPORTATION

#### Q12: Modes of Transportation

<table>
<thead>
<tr>
<th>On the Island: What is the main way you travel?</th>
<th>Responses % (number)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vehicle driver</td>
<td>84.04% (479)</td>
</tr>
<tr>
<td>Walk</td>
<td>7.37% (42)</td>
</tr>
<tr>
<td>Vehicle passenger</td>
<td>4.21% (24)</td>
</tr>
<tr>
<td>Transit</td>
<td>2.46% (14)</td>
</tr>
<tr>
<td>Scooter</td>
<td>0.70% (4)</td>
</tr>
<tr>
<td>Other</td>
<td>0.53% (3)</td>
</tr>
<tr>
<td>Cycle</td>
<td>0.35% (2)</td>
</tr>
<tr>
<td>Motorcycle</td>
<td>0.35% (2)</td>
</tr>
<tr>
<td>Taxi</td>
<td>0% (0)</td>
</tr>
<tr>
<td>Total</td>
<td>570</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>To get off the Island: What is the main way you travel?</th>
<th>Responses % (number)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ferry</td>
<td>97.66% (543)</td>
</tr>
<tr>
<td>Water taxi</td>
<td>1.80% (10)</td>
</tr>
<tr>
<td>Personal boat</td>
<td>0.36% (2)</td>
</tr>
<tr>
<td>Other</td>
<td>0.18% (1)</td>
</tr>
<tr>
<td>Total</td>
<td>556</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Off the Island: What is the main way you travel?</th>
<th>Responses % (number)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vehicle driver</td>
<td>74.44% (367)</td>
</tr>
<tr>
<td>Transit – TransLink service</td>
<td>14.20% (70)</td>
</tr>
<tr>
<td>Transit – specifically “Peter’s Bus”</td>
<td>5.48% (27)</td>
</tr>
<tr>
<td>Vehicle passenger</td>
<td>4.67% (23)</td>
</tr>
<tr>
<td>Walk</td>
<td>0.41% (2)</td>
</tr>
<tr>
<td>Cycle</td>
<td>0.41% (2)</td>
</tr>
<tr>
<td>Scooter</td>
<td>0.20% (1)</td>
</tr>
<tr>
<td>Motorcycle</td>
<td>0.35% (2)</td>
</tr>
<tr>
<td>Taxi</td>
<td>0% (0)</td>
</tr>
<tr>
<td>Total</td>
<td>495</td>
</tr>
</tbody>
</table>
Q13: Transportation Options on the Island

<table>
<thead>
<tr>
<th>How satisfied are you with the following on the Island?</th>
<th>Very dissatisfied</th>
<th>Dissatisfied</th>
<th>Neutral</th>
<th>Satisfied</th>
<th>Very satisfied</th>
<th>No opinion/Don't know</th>
<th>Total</th>
<th>Weighted average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall safety, affordability, and convenience of transportation options</td>
<td>3.85% 22</td>
<td>21.85% 125</td>
<td>27.45% 157</td>
<td><strong>34.09% 195</strong></td>
<td>7.52% 43</td>
<td>5.24% 30</td>
<td>572</td>
<td>3.21</td>
</tr>
<tr>
<td>Connectivity of transportation networks</td>
<td>4.38% 25</td>
<td>19.44% 111</td>
<td>28.37% 162</td>
<td><strong>31.17% 178</strong></td>
<td>5.43% 31</td>
<td>11.21% 64</td>
<td>571</td>
<td>3.16</td>
</tr>
<tr>
<td>Support for active modes (e.g., walking, bicycling)</td>
<td>13.09% 75</td>
<td><strong>32.98% 189</strong></td>
<td>21.29% 122</td>
<td>25.31% 145</td>
<td>3.49% 20</td>
<td>3.84% 22</td>
<td>573</td>
<td>2.72</td>
</tr>
<tr>
<td>Bus service (routes, schedules, fares)</td>
<td>6.29% 36</td>
<td>22.55% 129</td>
<td><strong>28.50% 163</strong></td>
<td>25.33% 145</td>
<td>6.29% 35</td>
<td>11.01% 63</td>
<td>572</td>
<td>3.03</td>
</tr>
<tr>
<td>Ferry marshalling</td>
<td>13.68% 778</td>
<td>24.21% 138</td>
<td>26.84% 153</td>
<td><strong>28.25% 161</strong></td>
<td>5.96% 34</td>
<td>1.05% 6</td>
<td>570</td>
<td>2.88</td>
</tr>
<tr>
<td>Pedestrian safety</td>
<td>16.40% 94</td>
<td><strong>37.17% 231</strong></td>
<td>22.34% 128</td>
<td>19.37% 111</td>
<td>4.36% 25</td>
<td>0.35% 2</td>
<td>573</td>
<td>2.58</td>
</tr>
<tr>
<td>Bicycle safety</td>
<td>18.67% 107</td>
<td><strong>35.43% 203</strong></td>
<td>26.18% 150</td>
<td>10.47% 60</td>
<td>2.09% 12</td>
<td>7.16% 41</td>
<td>573</td>
<td>2.37</td>
</tr>
</tbody>
</table>

Answered: 573 Skipped: 35
Q14: Transportation Options off the Island

<table>
<thead>
<tr>
<th>How satisfied are you with the following off the Island?</th>
<th>Very dissatisfied</th>
<th>Dissatisfied</th>
<th>Neutral</th>
<th>Satisfied</th>
<th>Very satisfied</th>
<th>No opinion/Don’t know</th>
<th>Total</th>
<th>Weighted average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Availability of transportation options other than privately owned vehicles</td>
<td>4.55% 26</td>
<td>14.86% 85</td>
<td>24.13% 138</td>
<td><strong>38.29%</strong> 219</td>
<td>8.92% 51</td>
<td>9.27% 53</td>
<td>572</td>
<td>3.35</td>
</tr>
<tr>
<td>Connectivity of transit options to meet your travel needs</td>
<td>5.27% 30</td>
<td>19.33% 110</td>
<td>24.08% 137</td>
<td><strong>32.51%</strong> 185</td>
<td>8.44% 48</td>
<td>10.37% 59</td>
<td>569</td>
<td>3.22</td>
</tr>
</tbody>
</table>

Answered: 569 Skipped: 39

Q15: Greenhouse Gas Emissions and Private Vehicles

<table>
<thead>
<tr>
<th></th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Did you know that the largest source of GHG emissions for Bowen Island is off-island transportation by private vehicle?</td>
<td>62.50% 355</td>
<td>37.50% 213</td>
</tr>
<tr>
<td>If alternative modes of transportation were more seamless and easier to use, would you consider reducing the use of your private vehicle?</td>
<td>67.68% 379</td>
<td>32.21% 181</td>
</tr>
</tbody>
</table>

Answered: 569 Skipped: 39

Q16: Do you have any further feedback on Transportation?

See Appendices, p. 52.
## SECTION E: EMERGENCY PREPAREDNESS

### Q17

<table>
<thead>
<tr>
<th>Does your household have the following? (check all that apply)</th>
<th>Responses % (number)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A secondary heating supply (wood, baseboard, propane)</td>
<td>91.33% (495)</td>
</tr>
<tr>
<td>An emergency kit (e.g., grab-and-go bag)</td>
<td>58.30% (316)</td>
</tr>
<tr>
<td>A secondary water supply (e.g., a rain catchment system)</td>
<td>40.59% (220)</td>
</tr>
<tr>
<td>A secondary power supply (e.g., solar, generator)</td>
<td>33.03% (179)</td>
</tr>
<tr>
<td>A current emergency plan</td>
<td>33.03% (179)</td>
</tr>
</tbody>
</table>

Answered: 542 Skipped: 66

### Q18

<table>
<thead>
<tr>
<th>FireSmart</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are you familiar with FireSmart?</td>
<td>30.02% (169)</td>
<td>69.98% (394)</td>
</tr>
<tr>
<td>Have you taken any steps to FireSmart your home?</td>
<td>27.98% (155)</td>
<td>72.02% (399)</td>
</tr>
</tbody>
</table>

Answered: 564 Skipped: 64

### Q19

<table>
<thead>
<tr>
<th>Fire Safety Devices</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3 or more</th>
</tr>
</thead>
<tbody>
<tr>
<td>How many fire extinguishers do you have in your home?</td>
<td>8.48% 47</td>
<td>35.56% 197</td>
<td>34.12% 199</td>
<td>21.84% 121</td>
</tr>
<tr>
<td>How many smoke detectors do you have in your home?</td>
<td>2.01% 11</td>
<td>14.81% 81</td>
<td>32.36% 177</td>
<td>50.82% 278</td>
</tr>
</tbody>
</table>

Answered: 563 Skipped: 45

### Q20: Do you have any further feedback on Emergency Preparedness?

See Appendices, p. 67.
SECTION F: HOUSING ON BOWEN ISLAND

Q21

<table>
<thead>
<tr>
<th>Which level of government do you consider to be primarily responsible for housing?</th>
<th>Responses % (number)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local (e.g., Bowen Island Municipality)</td>
<td>47.99% (263)</td>
</tr>
<tr>
<td>Provincial</td>
<td>25.18% (138)</td>
</tr>
<tr>
<td>No opinion / don’t know</td>
<td>15.88% (87)</td>
</tr>
<tr>
<td>Regional district (e.g., Metro Vancouver)</td>
<td>6.57% (36)</td>
</tr>
<tr>
<td>Federal</td>
<td>4.38% (24)</td>
</tr>
</tbody>
</table>

Answered: 548 Skipped: 60

Q22

<table>
<thead>
<tr>
<th>Do we need more housing on Bowen Island?</th>
<th>Responses % (number)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>76.14% (418)</td>
</tr>
<tr>
<td>No</td>
<td>15.12% (83)</td>
</tr>
<tr>
<td>No opinion / don’t know</td>
<td>8.93% (49)</td>
</tr>
</tbody>
</table>

Answered: 549 Skipped: 59
<table>
<thead>
<tr>
<th>How important are the following?</th>
<th>Very unimportant</th>
<th>Unimportant</th>
<th>Neutral</th>
<th>Important</th>
<th>Very important</th>
<th>No opinion/ Don’t know</th>
<th>Total</th>
<th>Weighted average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Diversity of housing types (e.g., apartment, condo, townhouse, duplex, house, co-op, cohousing)</td>
<td>11.95% 65</td>
<td>3.49% 19</td>
<td>9.56% 52</td>
<td>25.18% 137</td>
<td><strong>49.26% 268</strong></td>
<td>0.55% 3</td>
<td>544</td>
<td>3.97</td>
</tr>
<tr>
<td>Affordability of housing on Bowen Island (CMHC defined as requiring less than 30% of pre-tax income)</td>
<td>11.13% 60</td>
<td>3.34% 18</td>
<td>11.50% 62</td>
<td>29.13% 157</td>
<td><strong>43.78% 236</strong></td>
<td>1.30% 7</td>
<td>539</td>
<td>3.92</td>
</tr>
<tr>
<td>Municipal support for diverse housing</td>
<td>11.11% 60</td>
<td>3.33% 18</td>
<td>10.93% 59</td>
<td>27.22% 147</td>
<td><strong>43.89% 237</strong></td>
<td>3.70% 20</td>
<td>540</td>
<td>3.93</td>
</tr>
<tr>
<td>Municipal support for affordable housing</td>
<td>14.34% 76</td>
<td>4.72% 25</td>
<td>9.25% 49</td>
<td>28.87% 153</td>
<td><strong>40.57% 215</strong></td>
<td>2.45% 13</td>
<td>530</td>
<td>3.78</td>
</tr>
<tr>
<td>Use of municipally-owned lands for diverse housing</td>
<td>12.80% 69</td>
<td>7.24% 39</td>
<td>18.18% 98</td>
<td><strong>28.20% 152</strong></td>
<td>28.20% 152</td>
<td>5.57% 30</td>
<td>539</td>
<td>3.55</td>
</tr>
<tr>
<td>Use of municipally-owned lands for affordable housing</td>
<td>15.17% 81</td>
<td>4.49% 24</td>
<td>15.17% 81</td>
<td>29.03% 155</td>
<td><strong>32.21% 172</strong></td>
<td>3.93% 21</td>
<td>534</td>
<td>3.61</td>
</tr>
<tr>
<td>How satisfied are you with them?</td>
<td>Very dissatisfied</td>
<td>Dissatisfied</td>
<td>Neutral</td>
<td>Satisfied</td>
<td>Very satisfied</td>
<td>No opinion/ Don't know</td>
<td>Total</td>
<td>Weighted average</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------------------------------</td>
<td>------------------</td>
<td>--------------</td>
<td>---------</td>
<td>-----------</td>
<td>---------------</td>
<td>---------------------------</td>
<td>-------</td>
<td>-------------------</td>
</tr>
<tr>
<td>Diversity of housing types (e.g., apartment, condo, townhouse, duplex, house, co-op, cohousing)</td>
<td>28.60%</td>
<td><strong>40.57%</strong></td>
<td>21.91%</td>
<td>6.09%</td>
<td>1.22%</td>
<td>1.62</td>
<td>493</td>
<td>2.09</td>
</tr>
<tr>
<td>Affordability of housing on Bowen Island (CMHC defined as requiring less than 30% of pre-tax income)</td>
<td>29.24%</td>
<td><strong>38.85%</strong></td>
<td>20.45%</td>
<td>5.52%</td>
<td>2.04%</td>
<td>4.09%</td>
<td>489</td>
<td>2.09</td>
</tr>
<tr>
<td>Municipal support for diverse housing</td>
<td>21.33%</td>
<td><strong>28.99%</strong></td>
<td>28.78%</td>
<td>9.94%</td>
<td>1.04%</td>
<td>9.94%</td>
<td>483</td>
<td>2.34</td>
</tr>
<tr>
<td>Municipal support for affordable housing</td>
<td>21.71%</td>
<td><strong>28.60%</strong></td>
<td>30.90%</td>
<td>9.19%</td>
<td>1.25%</td>
<td>8.56%</td>
<td>479</td>
<td>2.34</td>
</tr>
<tr>
<td>Use of municipally-owned lands for diverse housing</td>
<td>19.96%</td>
<td><strong>36.38%</strong></td>
<td>36.38%</td>
<td>5.82%</td>
<td>0.62%</td>
<td>12.89%</td>
<td>481</td>
<td>2.34</td>
</tr>
<tr>
<td>Use of municipally-owned lands for affordable housing</td>
<td>21.53%</td>
<td><strong>33.13%</strong></td>
<td>33.13%</td>
<td>7.04%</td>
<td>0.83%</td>
<td>10.77%</td>
<td>483</td>
<td>2.31</td>
</tr>
</tbody>
</table>
### Q24

**Which housing gaps currently exist on the Island?**  
(check all that apply)  

<table>
<thead>
<tr>
<th></th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Affordable rental</strong></td>
<td>86.68% (475)</td>
</tr>
<tr>
<td><strong>Seniors housing</strong></td>
<td>75.00% (411)</td>
</tr>
<tr>
<td><strong>Employee housing</strong></td>
<td>72.26% (396)</td>
</tr>
<tr>
<td><strong>Affordable home ownership</strong></td>
<td>67.70% (371)</td>
</tr>
<tr>
<td><strong>Family rental housing (e.g., three or more bedrooms)</strong></td>
<td>64.78% (355)</td>
</tr>
<tr>
<td><strong>Accessible housing (for persons with disabilities)</strong></td>
<td>49.82% (273)</td>
</tr>
<tr>
<td><strong>Other (see Appendices, p. 74)</strong></td>
<td>11.13% (61)</td>
</tr>
<tr>
<td><strong>There is sufficient housing on the Island</strong></td>
<td>3.28% (18)</td>
</tr>
</tbody>
</table>

Answered: 548 Skipped: 60

### Q25

**Which housing types are needed on the Island?**  
(check all that apply)  

<table>
<thead>
<tr>
<th></th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Tiny houses (small, detached homes on a foundation)</strong></td>
<td>67.90% (368)</td>
</tr>
<tr>
<td><strong>Secondary suites</strong></td>
<td>64.76% (351)</td>
</tr>
<tr>
<td><strong>Attached multi-family</strong></td>
<td>64.02% (347)</td>
</tr>
<tr>
<td><strong>Duplexes</strong></td>
<td>57.01% (309)</td>
</tr>
<tr>
<td><strong>Single detached on small lots</strong></td>
<td>48.71% (264)</td>
</tr>
<tr>
<td><strong>Single detached</strong></td>
<td>29.15% (158)</td>
</tr>
<tr>
<td><strong>Other (see Appendices, p. 76)</strong></td>
<td>16.05% (87)</td>
</tr>
<tr>
<td><strong>No additional housing types are needed</strong></td>
<td>4.24% (23)</td>
</tr>
</tbody>
</table>

Answered: 542 Skipped: 6

### Q26

**What are the top three housing challenges faced by the Island?**  
(check three answers only)  

<table>
<thead>
<tr>
<th></th>
<th>Responses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lack of rental housing</strong></td>
<td>62.75% (342)</td>
</tr>
<tr>
<td><strong>Lack of affordable housing</strong></td>
<td>59.82% (326)</td>
</tr>
<tr>
<td><strong>Lack of employee housing</strong></td>
<td>37.80% (206)</td>
</tr>
<tr>
<td><strong>High cost of housing in general</strong></td>
<td>37.25% (203)</td>
</tr>
<tr>
<td><strong>Lack of seniors housing</strong></td>
<td>36.51% (199)</td>
</tr>
<tr>
<td><strong>Lack of different housing types</strong></td>
<td>32.48% (177)</td>
</tr>
<tr>
<td><strong>Having to move frequently (insecure tenure)</strong></td>
<td>15.41% (84)</td>
</tr>
<tr>
<td><strong>Large lots and low density</strong></td>
<td>10.83% (59)</td>
</tr>
<tr>
<td><strong>Location in relation to available transportation</strong></td>
<td>9.91% (54)</td>
</tr>
<tr>
<td><strong>Other (see Appendices, p. 79)</strong></td>
<td>7.16% (39)</td>
</tr>
<tr>
<td><strong>Lack of accessible housing (for persons with disabilities)</strong></td>
<td>6.06% (33)</td>
</tr>
<tr>
<td><strong>Pets unwelcome</strong></td>
<td>4.40% (24)</td>
</tr>
<tr>
<td><strong>Unhealthy conditions (e.g., mould, repairs needed)</strong></td>
<td>4.40% (24)</td>
</tr>
<tr>
<td><strong>Children unwelcome</strong></td>
<td>0.73% (4)</td>
</tr>
</tbody>
</table>

Answered: 545 Skipped: 63
Q27

<table>
<thead>
<tr>
<th>In your opinion, have seasonal/short-term rentals reduced the availability of long-term rental housing on the Island?</th>
<th>Responses % (number)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>53.73% (295)</td>
</tr>
<tr>
<td>No opinion/don’t know</td>
<td>28.78% (158)</td>
</tr>
<tr>
<td>No</td>
<td>17.49% (96)</td>
</tr>
</tbody>
</table>

Answered: 549 Skipped: 59

Q28

<table>
<thead>
<tr>
<th>How long have you lived on the Island?</th>
<th>Responses % (number)</th>
</tr>
</thead>
<tbody>
<tr>
<td>More than 20 years</td>
<td>35.14% (194)</td>
</tr>
<tr>
<td>10 to 20 years</td>
<td>28.80% (155)</td>
</tr>
<tr>
<td>4 to 10 years</td>
<td>20.47% (113)</td>
</tr>
<tr>
<td>1 to 3 years</td>
<td>12.32% (68)</td>
</tr>
<tr>
<td>Less than a year</td>
<td>3.08% (17)</td>
</tr>
<tr>
<td>I own property on Bowen Island but do not live in it</td>
<td>1.09% (6)</td>
</tr>
</tbody>
</table>

Answered: 552 Skipped: 56

Q29

<table>
<thead>
<tr>
<th>Do you feel secure in your occupancy of your current home?</th>
<th>Responses % (number)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very secure</td>
<td>60.65% (336)</td>
</tr>
<tr>
<td>Somewhat secure</td>
<td>17.33% (96)</td>
</tr>
<tr>
<td>Very insecure</td>
<td>13.54% (75)</td>
</tr>
<tr>
<td>Somewhat insecure</td>
<td>5.78% (32)</td>
</tr>
<tr>
<td>Neutral</td>
<td>2.89% (16)</td>
</tr>
</tbody>
</table>

Answered: 554 Skipped: 54
Q30

<table>
<thead>
<tr>
<th>Are you having difficulty finding appropriate and affordable housing on the Island?</th>
<th>Responses % (number)</th>
</tr>
</thead>
<tbody>
<tr>
<td>I am not looking for housing at this time</td>
<td>59.57% (330)</td>
</tr>
<tr>
<td>No</td>
<td>29.60% (164)</td>
</tr>
<tr>
<td>Yes</td>
<td>10.83% (60)</td>
</tr>
</tbody>
</table>

Answered: 554 Skipped: 54

Q31

<table>
<thead>
<tr>
<th>Does the size of your current home meet your needs?</th>
<th>Responses % (number)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Just right</td>
<td>76.13% (421)</td>
</tr>
<tr>
<td>Too big</td>
<td>13.20% (73)</td>
</tr>
<tr>
<td>Too small</td>
<td>10.67% (59)</td>
</tr>
</tbody>
</table>

Answered: 553 Skipped: 55

Q32

<table>
<thead>
<tr>
<th>If different housing types were available on Bowen Island, would you move?</th>
<th>Responses % (number)</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td>59.60% (329)</td>
</tr>
<tr>
<td>No opinion / don’t know</td>
<td>20.47% (113)</td>
</tr>
<tr>
<td>Yes</td>
<td>20.11% (111)</td>
</tr>
</tbody>
</table>

Answered: 552 Skipped: 56
Q33 Do you have any further feedback on Housing on Bowen Island?

See Appendices, p. 81.
APPENDICES – Responses to open-ended questions

Q2: Do you have further feedback on the quality of life on Bowen Island? (p. 25)
Q11: Do you have further feedback on Municipal Services? (p. 37)
Q16: Do you have further feedback on Transportation? (p. 52)
Q20: Do you have further feedback on Emergency Preparedness? (p. 67)
Q24: Which housing gaps currently exist on the Island? “Other” responses (p. 74)
Q25: Which housing types are needed on the Island? “Other” responses (p. 76)
Q26: What are the top three housing challenges faced by the Island? “Other responses (p. 79)
Q33: Do you have further feedback on Housing on Bowen Island? (p. 81)
Q2: Do you have further feedback on the quality of life on Bowen Island?

Answered: 288  Skipped: 320

1. Need affordable housing for workers, families, retired. People, everyone!
2. Bowen is a great place to live but Island life has its challenges.
3. Quality of life is eroding because of environmental degradation and demographic changes that are increasing the affluent/less advantaged divide. As well, we are ethnically poorly diversified.
4. Bowen has a strong community
5. The friendliness of the community, willingness to help each other and all the community events provide an exceptional quality of life
6. It is harder to stay fit and that has impacted our family quality of life. We drive much more than we did in the city and we really need a pool and early morning fitness that working people can attend! Neighbourhood is not as friendly as in the city, believe it or not!
7. Wish it was easier to get around without a car
8. It is constantly under threat with too many "urban" style initiatives. We need to embrace the rural aspect of this island.
9. I like that things are on a smaller, slower scale here, which feels appropriate for an island. The lack of street lights and sidewalks is appealing to me. I do not want to be like a city.
10. For businesses and home offices we need faster internet speed. We also need more affordable rentals for the service industry workers.
11. In the spring, fall and winter, having a community center that encourages relaxing, swimming and a proper sports gyms that people can play a wide range of different sports would increase the quality of life here. Sports seem to die here unless money is spent on the areas in which to play. Look at west van community center or country clubs there is a reason people pay a lot of money and spend a lot of money at clubs because of being able to play a variety of different popular games. Not all large team based sports either. Normally they have a nice area for adults to relax too, hot tub, sauna, and bar area. If its only child focused you wont get half the island using it.
12. it is probably one of the safest places on earth to raise children and the most Beautiful.
13. affordable housing Senior housing
14. no
15. We need affordable housing!!!! And emergency shelters Shocked at how little is being done by muni on this front!
16. More services for families (bike paths, side walks, health services, indoor recreation, safe walking paths to the school)
17. Increasing population pressure - Driving habits, in particular speeding, very little enforcement - Pedestrian safety - No enforcement
18. Like most places, there are good qualities and not-so-good. For our family, the good far outweigh the compromises.
19. We need to hang onto the nature/natural environment side of Bowen (as well as the cultural side) to keep it 'excellent' for locals and tourists.
20. Don't know
21. a few more amenities would be nice....community centre
22. would be better if there was access to a full time medical clinic and senior's housing
23. Quality of life suffers when you are constantly concerned about your accommodations becoming ‘unavailable’
24. Not now
No
Expensive
no
The reason for all of these things is the wilderness, the ruralness, and the community that pulls together. The lack of street lights, reliable power, sidewalks, etc. means that we are encouraged to be resourceful, humble, compassionate, and to help each other. These things are what make us wonderful. Let's keep them.

good quality of is life based on community, connections, social needs
I feel that the island is a very safe place to live at the moment. However, once the LNG tankers start to pass by our home my family and I will be living in an LNG Tanker Hazard Zone One. The LNG Industry (including Woodfibre LNG) have a number of safety recommendations to follow for communities living in LNG Tanker Hazard Zones such as safe shelters if there is ever an accidental or intentional breach of an LNG Tanker. When I read Woodfibre LNG’s disaster response plan it appears that they will not be following these safety recommendations. We are very lucky to have options available to us to be able to leave the island before the LNG tankers start to pass by as we would no longer feel safe in our home on Bowen.

Some of those questions are misleading or confusing. eg is it a good place to work/own a business? Well, the environment is great, if you can make a go of it. People are kind, and you get to know everyone well. Location is amazing, and it's better than commuting, for sure. But there are not a lot of jobs available (besides low-paying service industry jobs, with which it's hard to own a home here), and business owners can struggle for lack of income. So which part(s) are you asking about, because my answers would differ.

If you own property that was developed many yaws ago it is affordable The roads are unsafe to walk especially at night.

Life on Bowen is calm and relaxing and in the time we have been on Bowen have loved the experience.

no
Safe and healthy.

For the most part I would say the quality of life here is excellent provided you have a drivers license experience and a car. Also there are not enough GPs on the island to care for the numbers of people wanting to retire here. To run a business here I think for the most part is very difficult as there is no low cost rentals for the employees. Therefore difficult to run a business with no staff

Not enough bus service for non-drivers.

I think visitors come for the natural environment - we need to preserve it and not over develop the island.

no
no
As a younger single adult, it can be a bit lonesome. For kids, couples, and families, it seems pretty fantastic.

Beautiful natural environment and a sense of community. People actually care. :-) Hiking trails need to be marked and routinely cleared though. Some organizations are working on this but many communities would by-pass Bowen in this regard.

So we don’t need to go into town for a 10/15 minute appointment......we need a medical walk in clinic. So we can house the staff who work in the local businesses......an apartment style inexpensive housing for locals first"

Evening bus service & swimming pool needed

Island community that is hard to beat!
The quality of life is and will be threatened by the lack of affordable housing.

Calm Bowen Island life varies from season to season. It's a dynamic place filled with interesting, inspirational, creative, and resourceful people of all ages. If there was more affordable housing our demographics would be more diverse and multi-ethnic.

Access to nature is very important to me, and it is a big part of the reason why we live here. A sense of community is also extremely important and the strength of the Bowen community is a significant factor in the high quality of life on Bowen for me.

Need to encourage rental housing...donate community land to developers to build housing....employers need employees

Slow Internet speed is main barrier to my work from home.

I think folks have more of a feeling of being 'connected' here, than in other communities. therefore being better for overall happiness and stable mental health.

We have almost all the qualities of life that ALL people aspire to; clean air, clean water, safe environment, privacy, opportunities for education and adult learning, peace and quiet, woods, parks and beaches to wander through and proximity to a major city for urban pursuits. We are very lucky citizens of a free country."

It's a place where your voice can be heard, where you can contribute to the community and make a difference. But I'd like Bowen to be more innovative.

Good community, vibrant civil society

To live on an island is to want a lifestyle that is different from the urban rush. It is not suited to everyone who wants everything at their fingertips. I love the trails, the forest, the ocean.

I would like to see a compost operation on Bowen to create soil

Transportation is a major consideration in terms of ability to travel across the Island.

We are in need of the proposed medical clinic

I wish there was a more focussed place for visitors to visit. and, I wonder why we don't have a campsite.

We need to balance the needs of new comers-especially young families-with desires of those who've lived her for awhile. This balance is not easy, but it is critical. Bowen benefits from new people and new ideas, but these should not compromise the needs and wants of those who've lived her longer. Tough to do but absolutely necessary if we want to keep Bowen as a unique place to live and play.

Size of the population and proximity to mainland make it a challenging place to run a lucrative business

It would be nice for the city to consider new ways to make the community more vibrant. Food trucks, kiosks and retail space actually over looking the water especially not just in the cove. The idea that the island is just what’s at the cove is archaic and is a complete failure of the city to think outside the box. It is you job to come up with new ideas and to implement them stop protection the status quo and actually do something new.

Rents are way too high for people that work on Bowen. AirBnB homes are a huge problem.
Lack of sidewalks and transit that reaches all parts of island make it difficult to feel safe, either walking with children on road with careless drivers or taking rides from strangers where I don't always feel safe. sidewalks and transit are a must to improve safety.

Been here nearly 30 years. Still love it (with some reservations)

Most of our roads are hostile to pedestrians and bikes. Would love to see improvements in this area.

Bowen seems to be made up of a collection of groups all vying for control of how the island gets developed. Municipal decisions seem comfortable with that non-inclusiveness of the whole community. This selective dynamic creates a constantly stressful island atmosphere.

The sense of community is amazing and rare!

A feeling of safety could be improved with 24/7 medical coverage on the island. Improvements to temporary accomodation/hotel etc and improvements to the Union Steamship cabins for rental would be helpful - and possibly something to address short term use by building crews.

I rated retired life on Bowen as “excellent” but with the proviso that we have adequate medical support which we do not yet have on Bowen.

Service businesses struggle in the off season. Knowledge-based businesses and consultants require good technological connectivity to compete globally.

Lack of affordable and diverse housing options make living here extremely stressful for many people.

Amenities lacking are better trail systems connecting the various parts of the island, internet speed, and safe passenger pick up/drop off to/from the ferry. Also some issues with narrow, single vehicle only roads & invasive species

Regarding operating a business, there isn't much commercial space, it's expensive, and the population can't sustain anything too esoteric.

I believe it is difficult for local businesses to keep their staff due to rental shortage. I understand that businesses have a hard time serving a population that uses Bowen as a bedroom community only. It seems great for young families.

there needs to be more frequent transportation for visitors, eg more frequent bus service to places like Artisan Square

Housing diversity is directly corilative to a healthy community. There is a lack of this diversity which in time will lead to a loss of culture, arts and services.

The ferry cost and accessibility limit my responses

I am raising a child and earning money off Island - it works for my needs.

We are part timers as we spend 3 days/week in Richmond and 4 days on Bowen

I think Bowen is in a state of transition and it is very important to determine whether it becomes a suburb of West Van or maintains the small community ethos.

Very limited amenities that affect employment, retirees and visitors.

Quality of life would be much better if we had a proper medical clinic on island or at a minimum access to medical care 24/7. Not a very good place to be sick or ailing.

There is a dark underside that can be seen on FB sites and in road incidents. A self righteousness also comes through often associated with how long people have been here. Lthpugh it doesn't seem to be disproportionate, it is something that needs to be named or it can get too overt and sour the overall experience of Bowen.

Housing, ferry, general cost of living has been rising and will be out of reach for most. Island diversity is at risk
We need to have more environmental stewardship to protect and rebuild our quality of life. We need to have meaningful discussions regarding what the realistic population the island can sustain to maintain our rural community and environment.

Improved access to public beaches would be nice. Many entry points are overgrown or have been absorbed into adjacent properties by the owners.

Lacking health and social services as well as adequate Island transportation.

More resources put into infrastructure such as pool. Most activities have to happen off island. Once off island money is spent on shopping dining etc instead of keeping money on Isle.

Municipal bureaucracy stands in the way of business!

Population is not yet large enough to enjoy the benefits of critical mass: we need to aim aim a population of 4500 soon and can slow down after that.

I have only lived on Bowen for 6 months but I am so happy we moved. It has the small town atmosphere and it is also very accessible to get into the city.

A vibrant arts scene contributes immensely to the quality of life of a community. Bowen is fortunate to have a highly artistic populace.

The secondary roads are horrible. Doesn't anyone care about their car axles and the potholes?

Decrease ferry costs by integrating it in roads. Allow subdivisions of existing 1acre+properties to create more affordable housing. On island health Center. Muni owing ALL water companies-Cowan Water is extortion

Basic services such as waste management, fire protection are excellent. More trails and better marking, especially on Mount Gardner would be appreciated.

The quality and diversity of community is the key, but is being eroded by lack of affordable housing.

We moved to Bowen a year and a half a go and have loved every minute of the island. The ferry....not so much.

Needs more rentals. Needs more hotel/hostel accomadations.

Love the sense of community.

Terrible lack of affordable housing!!!

I love working on Bowen Island, but there are few jobs that can sustain life without leaving Bowen. I'm lucky to have a part-time job here this year. I'm not sure if it will continue.

Health care centre would be fantastic. Also senior housing.

Few on-island job opportunities. Health care is a challenge with only one available GP.

I grew up here and returned after decades. I feel the island has developed in a wonderful way. That being said I am now very concerned about the housing situation and the fact the island is becoming an affluent community with little room for diversity.

There seems to be ample work just not in my area of expertise unfortunately. This is also an amazing place to raise kids, but we could use more gathering opportunities, especially in the afternoons and on weekends.

Great for young kids.... challenging for teenagers.... not a reasonable housing market for average people with moderate incomes, to raise a family and/or retire

More weekday kids programs for kids under 5 would be great.

The community spirit and volunteer spirit are very special for me. The natural beauty is important, as is the availability of hiking trails and other "low impact" recreation. I think many
Island residents share these values, so I am especially peeved about the levels of littering around the Cove and along the main roads: doesn't add up!"

I love living on Bowen, unfortunately my husband, I and our little one will have to move off in the next year or so as we can't find a 2 bedroom rental that we can afford. I found that the island as lost it's community feel in the last couple years.

Ferry subsidies for residents would be a big improvement in the quality of life for many who have no choice but to use the ferry. Variety in grocery shopping would also lower the cost of food considerably.

The lack of pedestrian areas near/on the main roads concerns and frustrates me as does the inconsistent and sparse bus service.

I feel safe from crime i.e.. break-ins but not in regard to health matters. I feel nervous that there is a definite lack of medical services for the very young or the elderly...outside of 'Bowen' regular service hours.

No. I like things as they are. Easy on the development please.

Access to nature and the outdoors is key to my quality of life, and Bowen offers ready access to that. The only thing I would love to see more of on-island is an expanded multi-use trail system.

no

Am extremely concerned that it will just become another Wesrt Vancouver and that the real estate market will push our kids out and there will be an increase in non resident homes being built.

Housing affordability and availability of rental housing clearly a growing threat. How to manage a small but potentially growing homeless population - absent any local support services beyond temporary shelter - is also a concern.

Sometimes, Bowen is a microcosm of the BC lower mainland. As homeowners here, my husband & I wish there was an answer to the homelessness problem. It is very sad that so many long term Islanders have to move away, some of them after ending up sleeping in their cars for a few months while '"waiting for anything to become available.'

public transportation is limited. stuff for tourists to do is minimal and not as special as we seem to think. The Bowen as a place to walk isn't as great: with incomplete trails, not enough signage and it's completely unsafe to ride a bike. It's almost impossible to find parking in order to patronize local businesses, so why bother?

It would be useful to have the night sky bylaw enforced. Lights from homes that remain on all night defeat the concept (and keep people awake when lights shine into their bedrooms). That would definitely enhance the 'quality of life'.

Need appropriate medical care on the island to support the population and population growth.

Excellent community services especially RCMP and Fire Department

The internet speed makes it very difficult to run a business

A unique blend of living close to a city and enjoying it's amenities, while being a peaceful respite that has enough to sustain itself.

As a place to work is poor due to very limited opportunities.

There is a wide range on quality of life on Bowen with a shift in recent years resulting in higher home and rental prices and reduced availability. The resultant is many families are stretched, concerned for their future or moving off island. This is affecting the culture of bowen as many of these people have been a foundation of our volunteering and community culture. It is is making the island less of an option for a diverse range of families

Need more diverse and affordable housing options, and a centralized recycling collection service.
A sport based community centre
Cost of housing is ridiculously high- we need more housing types and regulations on vacation housing
As you all know, when the weather is good there it is almost impossible to complain. When the rain is torrential, half the island (at least) heads for the ferry in order to escape. And in those times when people don't want to escape, they are forced to to find a good place to work, for their kids to participate in activities, etc.

Rec center has very little programming for seniors and are not interested
No
We need more facilities for children - childcare centres, play areas, etc.
There are limited outdoor physical activities for those who work off island full time. Would be nice to have lit walking trails for that purpose.
There are too many busy bodies that demand people live as they do. Not everybody is into Yoga and meditation. Please allow others to live as they wish.
I feel the quality of life is beginning to erode as a result of decreasing diversity in demographics and opportunities for housing
Needs a community meeting space. Cove parking is awkward.
Transportation could be improved - on island, ferry, and links to Vancouver. We need very high speed internet to attract tech and other businesses. We need apartment low-rise housing in the Cove. We need a long-term parking strategy for Snug Cove.

Transportation could be improved - on island, ferry, and links to Vancouver. We need very high speed internet to attract tech and other businesses. We need apartment low-rise housing in the Cove. We need a long-term parking strategy for Snug Cove.

Bowen has everything you need to live a beautiful life. U just have to look for it or make it happen. I think we have to improve in the area of tourism and create more hiking and biking trails. Develop the entrance dock and area where tourists arrive. 3 blue picnic tables and a pie stand are really embarrassing. People will come if it is worth coming for. They will spend money if there is something worth spending money on. If they spend money then Bowen has more money to spend on trails, medical centres, etc. Also, why would the municipality cement over a rock face right where we all line up for the ferry. Yes safety, but surely someone at the municipality has some common sense to make it look somewhat attractive. So unsightly. Also buses lined up along the road. Surely there is some where to keep the buses. Aesthetics really help with quality of island life. A little thought goes along way. Otherwise Bowen is a quality place to live.

This is a place of extremes: very good quality of life but poor for work unless one works from home.

As a return to Bowen Island resident after many yrs away, it has given us the sense of community we wanted.

The ferry costs need to be addressed. One of our two doctors only is here for several hours once a week. When a community centre is built, a swimming pool is a great addition! I’m sure I’ll think of more later.

I would feel safer if the rules about ‘leash required’ trials were enforced. As someone who is afraid of off-leash dogs approaching me, and who also loves the forest, I resent that every single time I walk on leash required trials there are off-leash dogs. It makes me feel unsafe and angry that people done follow the rules.

It’s not a great place to grow old. No medical services really; a part time doctor; not many safe paths to walk the roads.
Need a clinic to address health issues more immediately and safely. And need a variety of affordable housing so that a greater variety of people can afford to live here, and so that business can keep their staff.

Seniors suffer on Bowen from a lack of a medical centre, doctors and the price of the ferry which makes it hard for family to visit.

Visiting Bowen is great but almost everything you need to live economically or need in the way of services is a ferry ride away.

still too new

no

Quality is diminishing. As renters are forced out by rising housing costs and AirBnB, the community suffers irreparably.

Snug Cove needs to be the vibrant centre of the Island, where all major services, business and Multifamily residential is located. This is the key to making a vibrant community hub, where islanders can go to socialize and feel connected.

Affordable housing incredibly hard to find

Our medical and emergency preparedness worries me.

Very little for teens to do.

I’m new, so still figuring things out

It’s amazing!

The muni is a joke

Divisive population...political, self serving issues

It would be dramatically enhanced by having a community centre.

The stress of insufficient housing drastically lowers the quality of life which would otherwise be very high.

Bowen was an overall better place to live 20+ years ago, certainly before we became a muni.

i believe quality of life is such an individual question, and also varies from one moment to the next,...not sure what you can possibly make of these data

Yes

too much negativism

Bowen Island is an outstanding community to live in. It is now facing the same challenges regarding housing challenges that other lower mainland areas are facing.

It can sometimes be hard for teenagers, as there’s not much for them to do

It is very difficult to get land zoned for commercial/industrial and therefore difficult to start or build a business. It is too difficult to get zoning to enable more housing

Need more reliable services for homeowners such as contractors, repair people or services to come to Bowen like carpet cleaners, kitchen installers, etc, better public transportation more frequently, more parking in cove and for businesses, resident first ferry loading on both sides.

I worry that there will be more challenges living on Bowen if the island cannot support workers living here. I can’t find anyone for landscaping or basic home maintenance. There is too much demand and too few workers.

Bowen Island is changing very quickly. This change is not all positive and accommodating change is difficult. Bowen is no longer a rural community.

Need a health centre

Bowen is a great place to live, but in order to retire we will cash out and move to the US.

The lack of diversity of forms of housing has made retirement on Bowen difficult for many -- difficult to age in place without more options.

Improving.
Lack of health care is the one area where we are vulnerable and makes me frequently frustrated and often anxious with young ones at home.

We are losing our soul due to housing issue.

No

retiring in place is becoming more elusive, as property taxes rise on fixed/low-income properties.

QOL depends where you sit on the income bracket. If you can afford to live here (shop, rent, ferry costs, etc) then it's a good life. But Bowen has become less affordable for people from ALL walks of life in the last 10 years and is getting worse every month. And nobody seems to care.

So much negativity about “newcomers”, “off islanders” and “tourists”. That campaign “don’t forget to leave really left the impression that we are a bunch of smug people who don’t want outsiders in.

We desperately need housing options besides single family residences. Far too many seniors forced to leave island because they have no other options.

More community events!

Everything is wonderful except the commute.

Commuting wears on individuals and families

Some definite core services necessary. 1) medical 2) seniors housing 3) affordable housing

Keeping the trees we have and making affordable housing affordable available would be my priorities - there should be no homelessness on BOWEN, no matter what the weather.

No central meeting places, can be very isolating

love Bowen

lack of dental specialists requires ferry service hence expensive. lack of doctors full time a challenge. lack of affordable housing an issue...

Getting a little crowded in the summers, particularly on weekends!

after 20 years I gave up and left. Still own property though

Too many looking to BIM to fund their special interest projects

I worry about aging on Bowen. Would like more emergency services and supports for the elderly.

This survey is quite vague, especially regarding operating a business

Perfect for llamas.

N/A

Air and ocean and greensoace make for a healthy quality of life. The outward negativity of the island astounds me and is something I try to avoid listening to. The few stores and restos we have make for a comfortable life here without having to go to van. The ferry marshalling and line up process this year with the off island flaggers made for frustrating mornings. Not having health care and a emergency on island doctors may make us leave the island. Hoping the clinic has GOOD and accessible doctors 7 days a week and on call for those of us in our mid to end of life years. I would very much like to see a palliative care cottage set us asap.

Medical services need to be improved. Our one full-time doctor cannot take new patients. A medical center is required.

no

As a business working from home sometimes it is very difficult on island such as Bowen. Telus lines often not working properly on West side of island. Poor cell reception and internet speeds can make it challenging for anyone working from home.
222  Bad place for seniors ageing out. Poor environmental standards; need our organics left on Bowen, need safe bike lanes and a charging station in the cove. Need a bike and skateboard park to get teens outside
223  Quality of life sways with the seasons and weather....
224  Life could be so much better for everyone if there was geared-to-income housing available. RV community? Tiny Home community? Meter water rather than just assume that existing properties need $30,000 new septic to provide another bathroom/affordable rental space... It is getting dire.
225  Within reach and beyond comparison. Close to big city life but living in the country feel.
226  need more services for seniors
227  We are all blessed to be here, I feel gratitude every day!
228  I am concerned about the high cost of rent, lack of affordable housing and housing in general needs improved services and definitive housing for seniors
229  no housing for renters or seniors. .. food prices too high .. more bus routes, mobility issues
230  We have our roots here and life is good on Bowen Island. I dream of a swimming pool where I could exercise my old bones ...
231  One of the only places I know if where someone who lives 8 KM away from you is still thought of as a neighbour!
232  Bowen Island lacks a clear vision for building a stable, long term community. Currently the island appears to be run like a group of fiefdoms, with private land owners of large shared estates putting up more and more no trespassing signs. When I first moved here this was an inclusive community. It is quickly become an exclusionary community. You can't even drive by the mayors home without being told you are trespassing.
233  The peacefulness, the everyday intimacy of neighbourhood interactions, the closeness to nature, the chemical-free air all contribute to a quality of life that has become necessary to me.
234  No Place to work answer would be improved with higher speed internet and more reliable power. We are really close to a major conurbation... It is disappointing the power and connectivity is so poor.
235  Here is what you can do to improve the quality of life on Bowen: 1. Build a warm and dry place to wait for the ferry. 2. Design a pedestrian and driver friendly pick-up/drop-off area at the ferry 3. Build a year-round public pool. 4. Finally address the housing problem 5. Build a community centre 6. Support all water taxi businesses 7. Educate by-law personnel not to believe everything the complainer says and have them read the applicable by-law before they make a call
236  Getting tired of catering to tourists and really do not feel safe during peak tourist season
237  Stop Air BC rentals. Errors neighbourhoods and prevents affordable rental for people looking for employment or young people starting out on Bowen Island
238  Deteriorating year by year. No planning for future ability of service providers to be able to afford to live here. No planning for ability of seniors to be able to remain on island close to cove in affording circumstances. Thirty years of anti-development politics is resulting a crisis for the island. Look at the Cape fiasco, thanks bob, John etc al.
239  I am the luckiest person to be able to live on Bowen. Feel very very grateful
240  Worried about the times it takes ambulance and wish we had an urgent care Center
241  Housing needs to be addressed
242  Maintaining the current quality of life without providing all sorts of new amenities (such as a municipal pool) in the face of demands from newcomers is likely to be a challenge in the future
Snug Cove House is a long, long way off, Bowen Court is a co-op and operates as a co-op. Quite different rules I feel. Anyway, Bowen is a sad place for seniors wishing to sell &/or downsize, and to be forced to leave island neighbours who care whether I'm upright or not, but at 82, I'm next to have to go :( ... have lived here since 75 same house since 77.

I've always felt very safe. But stories of people breaking into cars in Eaglecliff and starting fires, either accidentally or on purpose, is changing that.

Love it. Its like its stuck in time. Back in the day when no one locked their front door!

Note that as a place to retire, if I couldn't afford to stay in our home, and needed to downsize, this ranking would drop to Poor.

After living here for 25 years, I have seen a lot of development, especially in the last five years. Parking has not kept up with the quar of people here, especially in the summer. It makes it more and more difficult to 'shop on Bowen' when it is impossible to park at Village Square. Needs to be addressed.

Need more support for the creation of local businesses, particularly in the cove, by executing a vision for development of the cove that includes density for businesses and housing, incoming lower income (staff) housing.

It's gradually being diminished by increased development and the associated loss untouched areas to walk.

I'd like to be able to bike safely to the cove

I feel with the increase in housing prices and the acceleration of development without taking into consideration water availability and nature cycles into decision making the quality of life on Bowen is degrading and will continue to degrade.

More people are needed to support business and pay for amenities

"as a place to work" is not an ideal question to rate. I work from Bowen. I think it is an excellent to work from Bowen but there are not a lot of jobs available.

Bowen is gorgeous and a caring and supportive community - but it lacks basic community services and facilities + affordable housing = crisis!! Also, we must get a cove that's walkable. Right now the ferry loading/unloading is unsafe, chaotic and not welcoming to residents or visitors.

We are fortunate to have the emergency services that we do being on an isolated island with no clinic. It is paradise with a price at times but there is no where else I would rather live.

Appreciate that there is support in times of need!

Rent prices are going up and I feel like I won't be able to live here if my landlords kick me out. It's becoming an upper-middle class suburb and losing the culture of an island community.

Work options are limited on-island. Local businesses struggle to stay afloat due to hard costs, and lack of affordable housing severely impacts their ability to attract and retain staff.

Lack of things to do in the evening

Unfortunately changing, not for the better

Housing situation/Market/Rental is of concern. Affordability.

I LOVE living on Bowen Island!! :)

public transport needs looking at

It is severely threatened by lack of rental and affordable housing. There is no place for our kids once they grow up and this is going to radically impact all of the things mentioned in question 1.

It is a very individual question. Some people wouldn't last a week, for others its practically heaven.

Great quality of life! Need more affordable housing options so we don't lose our unique community characters and the down-to-earth folks!
Its location close to a world class metropolitan city adds to the quality of life. Provides a wonderful contrast.

I am not yet, retired but I rated quality of life as "a place to retire" very poor because our predominant very low density zoning encourages long and potentially very lonely dead-end roads that demand vehicle reliance (and when you are too old to drive, then what?!), few compact, accessible homes, and few attached/shared housing options where one can watch people come and go and bump into friends and so on (think Belterra, except we three or four of them, and in the cove). I would rather enjoy retirement in the presence of all kinds of people coming, all ages, income levels, life phases and so on. A business here is an incredibly sketchy proposition lost cause unless you sell alcohol, but at least there is some hope that we can revitalize the village before its too late.

The village facilities are interfered with by ferry traffic.

We lack the essential amenities to feel secure i.e. health and safety. Leaving the island for this is a huge hassle. A full time health centre would be essential for children and seniors. Business on island for the public - i.e. restaurants and food service is minimal and very expensive. It feel like we don't have choices and if you do there isn't much to chose from. Tourist come but other than going for a hike there isn't much to do for them. We a hotel or lodges or the abilities for others to provide this. We need a campsite!

My quality of life is - on balance - very good. I am a commuter, so the 4h a day that I spend commuting is a high price for that quality, but I choose to focus on the positive side of living on Bowen and try not to let the commute detract. Sometimes that is harder than others, of course.

Poor access to cove for seniors and people with disabilities, not enough housing around cove. TURN SURPLUS LANDS INTO CONDOS!!

Need more for families over the wealthy single who seem to make all the decisions on island

No affordable housing greatly degrades the quality of life here. It's awful.

The lack of on-island access to health care decreases the quality of life and suitability as a place to raise children and retire, and in terms of safety, creates anxiety in many. Lack housing makes it difficult for workers and employers.

It seems that people come to Bowen for all the right reasons which makes it a beautiful caring community.

Wish there were more dining out options.

Lack of affordable housing impacts quality of life quite significantly (though this is pretty standard all over the lower mainland).

Quality of life is directly affected by whether one can financially support raising children, renting, retiring, etc
Q11: Do you have further feedback on Municipal Services?

Answered: 267 Skipped: 341

1. Desperate need to provide accessible housing. Disgrace to go he’d it’s building round graft on lake hike the cove languishes. Crazy to allow more single hom development outside of the cove while already cleared, deforested and service lot tand vacant. So discouraging.

2. The communications always sound whitewashed. While factual on the surface, they do not 1. Reveal genuine municipal shortcomings, 2. Offer adequate explanations of municipal decision -making and the lapses between decisions and actions

3. I think more effort should be put into commuter services. It feels like the number of full time residents that commute daily is growing faster than available services.

4. It’s super when you link to FB Bowen everything else page about municipal events.

5. Better maintenance of sidewalks

6. I think there are too much emphasis on the wrong kind of safety. How many cement bollards do we need (example the ridiculous one as you turn up to Cates Hill, near the Cillage Baker). We also need to tone down the number of signs on this island. Completely unnecessary and an eyesore.

7. Green waste could be composted on island

8. Parking continues to be an issue and will be even worse during ferry maintenance as we have smaller ferry. I like that you created a parking area off Miller. Need to do better on protecting the environment and land use planning. What happened to part 2 of the Dock Bylaw? Why no Steep Slopes Bylaw? And we should have a Tree Cutting Bylaw too. Please also make sure Bowen is not logged!

9. We need more road improvements on secondary residential roads (too many potholes and crumbling pavement). Wider paths for pedestrians at side of roads i.e. seven hills is quite dangerous as people have to walk on the road in several sections.

10. Fire and rescue services and paramedics services need serious work on this island. If someone has a fire or get injured its a pure miracle if anyone here can help them. Fire department needs professional advice, an influx of money for training, a revamp of their role, pride in professionalism and the people who work need to be paid for hard work. We cant expect people to help out and pay out of their own pockets anymore. The paramedics structure is a joke... 20mins for someone to maybe show up! What happens when someone needs to be to a hospital within the golden hour? They die is what happens. Dreadful especially considering we think of our island as a great place to raise a family.

11. Fire and rescue services and paramedics services need serious work on this island. If someone has a fire or get injured its a pure miracle if anyone here can help them. Fire department needs professional advice, an influx of money for training, a revamp of their role, pride in professionalism and the people who work need to be paid for hard work. We cant expect people to help out and pay out of their own pockets anymore. The paramedics structure is a joke... 20mins for someone to maybe show up! What happens when someone needs to be to a hospital within the golden hour? They die is what happens. Dreadful especially considering we think of our island as a great place to raise a family.

12. Parking enforcement needs way more attention, specifically in the ferry lane,... Bylaw have a heavy handed approach and are used here more than any other community I have ever lived in, including the city of Vancouver,... land use is unrealistic given the community we are and it takes way way way to long to approve things including permits... lastly the old firehall should be sold to fund the new one...

13. Maureen is our go to person on facebook... love her input!!! Other council members could be more active... mayor is never heard or seen...

14. More parking for commuters... the new lot is always full! Roads need guardrails... children / elderly walk here (Seven Hills, etc.) Roads need timely maintenance (Hillcrest Rd is horrendous!) The management of this community needs to reflect the changing composition of the residents

15. Overall: great job! However, we need more enforcement of bylaw and traffic violations
need plan for pest control (especially skunks) including education and enforcement around organic waste in neighbourhoods; -need to do much more on roads to trim shrubs and trees on roadsides and around utility lines, fill pothole, build out shoulders, room for pedestrians. -municipal website has a lot of information gaps (parks and culture page under construction, culture plan missing, bus schedule is NOT correct for winter); garbage and organics and recycling needs simpler consolidated system.

Communications does not conform to accessibility standards.

Lack of density offsetting is very concerning to me, for long term well being of the island. Also, we need a proper community needs assessment so our needs are not defined by the latest fad, or offer from developers.

We should be dealing with our organic waste on island. Composting here.

your maintenance of ditches is horrible. Please take lessons from the old guy that used to do it for the provincial road maintenance. Those cement blocks around corners are ugly The footpath across the island is not good for pedestrians: how are they supposed to walk across the island?

Details of those things I marked "dissatisfied": Animal Control: Most of the animal control on Bowen is done by responsible residents. Give us some credit. Beyond that, most of it is done by Cawes, which despite having my respect for some of their activities, also takes vigilante action against individual pet owners, and illegally feeds raccoons and skunks in its cat stations. Bylaw Services: While I've had some perfectly nice exchanges with bylaw officers, I have also known them to unreasonably go after people for very small infractions, causing serious harm when originally no harm was done. Bylaw enforcement shouldn't be about finding reasons to go after people; it should be about helping people cause each other no harm. Also, we have some stupid bylaws, like no for-sale signs on public property, making it nearly impossible to sell cars on Bowen, unless one lives on a main throughfare. Roadside vegetation: Not sure if it's BIM or Metro who is spraying Roundup on the bamboo, but it's not effective for the purpose intended, and it's highly destructive to our ecosystem. Please put an end to it! I would rather the whole area was dug up and burned - I realize that bamboo is a problem. But not roundup.

only dissatisfied with snow clearing because my secondary road doesn't get plowed (Eaglesnest), also garbage pickup being every 2 weeks makes it easy to forget and miss the week, thus waiting a month for garbage pickup. I compost so don't use the green waste pick up much.

I am interested in hearing more about the possibility of having organics recycling on-island. It seems like it would be advantageous for us gardeners to be able to access "home-grown" compost, rather than shipping it off-island, then shipping in pre-packaged commercial stuff.

The road crew spends too much time driving around and sitting and driving around without ever making any road repairs

The sprawl of the new firehall design is out of character for Bowen. Hopefully the land surrounding it won't be all paved - as that too is out of character and would look dreadful. A two-story design would reduce the sprawl and then hopefully less of that lot would be developed. It would be better for training to take place at the new satellite station. Hopefully there will be beautiful tall, living borders that will hide the ugliness of the new firehall on Miller.
We should have compost of greens on the Island. With transportation and transfer prices going up every year it would soon be saving the Municipality money.

No

should not assume everyone has FB/Twitter

There is not enough parking at this time for the stores to do a quick shop. This may improve with the end of the pub construction. Off loading from the commuter ferrys is difficult as some want to go into the general store to shop and stop traffic to make a left turn and then on Dorman it gets backed up with cars trying to find parking to go to the pub, liquor store and the Ruddy. The road construction around the ferry line ups in the summer was very difficult as some of the flaggers did not know what they were doing and tempers became very hot. Some of the flaggers were not paying attention and had their sign the wrong way or were waving it without care. It was a nightmare. The roads really have no shoulder anymore with the last paving. There is no room for walker.

I would very much like to see the municipal staff and council doing more planning using the OCP than making exceptions to it. Our taxes pay a staff that spends too much time servicing developers’ demands than doing the planning we need. I see would like to see a slowdown on island subdivisions — by the way, why are we allowing a subdivision to be built on our graft on lake watershed? I don’t like the new permission to construct a second home on the islanders’ property. Too much density. I also think developers should pay hefty cost charges for wrecking our roads and filling the ferry and using our resources. And why doesn’t the municipality ask for cash instead of lame amenities from developers — we’d have a muni hall and a community centre if we had been properly compensated for the rezonings that have been handed out over the last several years and are in the pipe right now.

Currently all the green waste on the Island is trucked to the transfer station in North Vancouver and from there to Pemberton to be converted into compost. The significance of this in terms of cost and carbon footprint is considerable. The Municipality, with help and funds from the Knick Knack Nook, has investigated the potential for on-Island composting. This is a great idea whose time has come. As a Bowen resident, environmentalist and avid gardener I would like to see this happen.

Please see my comments about trails. Also I don’t think we have a sufficient fire department. They are volunteers and protect the houses and lands around a fire, but they do not actually fight a fire of a house that is burning. It seems that the response time is too slow. On a different topic I think that a community centre that does not include a hockey rink and swimming pool is not really a community centre.

Re-consider on-island composting. I understand that studies have been completed, the result of which strongly recommend such a system.

No more signs please! Way too many signs on this island now. Let people use their common sense!

longer library hours

We fail miserably when it comes to dogs off-leash illegally. I walk and cycle regularly. Every time I go out, I come across out-of-control dogs off leash and behaving badly. Our enforcement is a joke, as are our fines. We have a long way to go before island residents could be described as respectful towards the current laws.

Very impressed with recycling depot, garbage collection and organic waste collection!
Why doesn't the island keep food waste to produce compost for the island? That would be the first step to build top soil and grow more food on the island, increasing food security resilience. Denman island does it, why not Bowen?

I think we need on island green waste recycling or composting. Soil retention and enrichment vis critical for food security. Also we still don't make enough effort to ensure that there is affordable rental housing for seasonal workers, young families, and people on limited incomes.

RE the road dissatisfaction, I am concerned that we don't do enough preventive maintenance, allowing erosion of to happen especially by not filling small potholes and cracks. RE the planning concern, it bothers me that no matter what Council we have, we end up having personal opinions of Council members influence decisions even though the community is giving different indications. I am particularly concerned about the recent fiasco around the Medical Clinic. I know that OCP was used to defend the decision but I would have hoped that Council would have understood the angst in the community about not enough health care, and would have found a way to recognize the gift of space for a medical clinic in lieu of affordable housing - after all both are about quality of life on Bowen.

The bus doesn’t go down our road. Little parking in Cove.

More long-term parking needed. Wish we could compost municipally instead of sending all food waste off island.

I am concerned that the green waste is carted off island and composted a long way away. Aldi that gardeners bring soul in from off island when we could potentially be producing our own.

In terms of Land Use Planning, I caution the Municipality to not move quickly. The rezoning plans for a number of their properties seem to not address the need for Lower Income housing near the Cove. We do not need more single family dwelling that are beyond the means of many families. Cliff areas and watersheds should be further protected due to heavy rain and soil loss, salmon bearing stream siltation and lack of stability. We do not need light industrial next to the school, where it would be best to build affordable housing and be able to connect to the sewer. Thank you.

Just get a compost program started after good research please.

I am against having a composting plant on Island as I think it will increase the already problematic rat population.

I am concerned about the parking around the Library. There needs to be more.

Can we please lower our carbon footprint by not sending our green waste off-island. Let’s compost it here on Bowen and sell the soil to our gardeners. Thanks!

Am not interested in on island green waste composting. Those of us who have lived near one understand the odour is horrible and everlasting. Our island is too small for the smell. It should continue to be trucked off island in My opinion.

Can we add on island composting to our garbage, green waste and recycling efforts please?

I am very impressed with the Muni Services. I find ALL the Muni employees very engaging and they all seem very "into" what they are doing.
Appreciate need to balance size of staff - which seems to keep growing - with demands and expectations of community. Concerned by frequent changes in personnel.

We have talked about this a lot, coming from new Westminster in an apartment where we paid more for property taxes then here...a three story house we would pay more if it meant we had better roads, the city cleared culverts and the trees were properly managed. Also looking at the aging fleet of fire vehicles is worrisome given that a push was made for a new building...buildings don’t put out fires...your priorities are clearly and obviously focused on feel good projects and less on proper city planning and management.

Recycling depot is not accessible for islanders without cars. Always having to ask for rides to take in recycling is problematic

Too many roadside signs

Would love to see more parking enforcement at the library.

We have always been fairly well satisfied until this past spring and fall where it seems any community input, if not of an 'applause' type, is either utterly ignored, of vehemently attacked. Why is that?

I do not understand why there have been so many challenges with moving forward with the medical centre. Politics? Zoning? This is a critical asset for our community - long overdue.

Excellent that we'll soon have a new up-to-date Fire Hall built in 2018.

Dissatisfied with the lack of enforcement in the ferry pick up zone where there is always an illegally parked school bus. Get it out of there!

If you don't enforce the bylaws you don't protect the Island. Stop illegal b& Bs.

Parking by-laws, off-leash by-laws don’t seem to be enforced at all.

I believe we will need more parking around the cove. As more construction takes place, it will become more difficult.

Parking is a big issue in the cove.

Need more focus on keeping beaches clean; suggest 3 or 4 beach cleanup days/year as beaches a major asset of Bowen. Need translink service to Seymour Bay.

There is a lot of slacking off in public works department. Many times I see crew just standing around visiting, rarely do I see any work being done.

For the size of the community, too many staff members. This is not West Van (hopefully).

Too many off-leash dogs! Too many people parking where they shouldn't be (ie ferry line, 2 hr spots). Dumpster day charges are too high causing people to dump their sofas, etc. roadside. BIRD rules keep changing. More stuff is now not accepted (especially plastics) and take up a lot of room in garbage cans causing problems.

When construction is occurring in the cove area, casual parking becomes almost impossible to find. I have had to leave getting my mail until 'another day' because of the lack of even short term parking, likewise with banking and pharmacy shopping. I don't think the 2 hour parking is not enforced and too many people are parking while off island in the 2 hour spaces. The lane behind my home which has access and egress only is very often used as a parking lot. Emergency access is not always possible. A sign designating 'private lane' and/or 'emergency access to be maintained' would be useful.

Please figure out how to enforce leash laws, particularly around Crippen Park, Killarney Lake. Understand it is GVRD but a coordinated response would be appreciated

The municipality needs to have an actual Professional Engineer as Superintendent of Public Works...desperately.
Excellent that waste collection now free to homeowners thanks to BIRD profits. Ice/Snow removal should be improved for neighborhood roads, not just the main roads. Parking for ferry is poorly designed. The ferry lane should be in the middle to avoid blocking parked cars along BI Trunk RD. If I park in the cove I am always waiting for a driver to return to their vehicle so I can leave my parking spot. We live out by the golf course and often fine roads slippery in winter weather. Slow response to get salted and plowed. 

We need curb side recycling pick up.

Ferry lines and parking violations absolutely need to be enforced. Illegal parking and line jumping is a major problem that no one seems to do anything about. Violators need to be ticketed on an ongoing basis to get this under control. Enforcement has been left to residents which creates conflict and online shaming.

No fix the secondary roads.

Green waste management. It’s time we processed green waste on Island. It makes no sense taking it off Island to the transfer station to be shipped 100 miles north to Pemberton. We can of course buy it back again, for a price, as a quality soil amender I would like to see this as an election issue.

Integrate recycling with garbage pickup. Improve building inspector capacity & expertise.

Garbage collection once a week, would reduce rats and road side dumping. The waste day pick up should go back to being free.

Water quality has not been included and that is a problem for the Snug Cove supply and there need to be options for green waste on the island.

Too much staff and council time spent tilting at windmills. Eg CRC, socks, logging etc. Need to focus on the basics: roads, sewer, parking, other services and land use planning seems to take way too much council time and airspace.

PLEASE remove or at least move the yellow traffic barrier at the bottom of Village Drive!!!

Dissatisfied in two answers above. 1. Animal control...skunks simply need to be culled and importing monitored closely / physical truck inspections by Bc ferries. 2. Land use bylaw. Higher density housing required within 3 Km’s from the cove. Therefore secondary rental attached /or detached suites/tiny houses permitted on properties as small as 1/4 acre subject to square footages living space limits relative to property square footage.

I’d love a recycling program that picks up at our house.

Why use salt for Road de-icing? So much harm to the environment! Seeps in the water supplies! Sand and gravel do the trick! AND snow tires mandatory!

I wish the garbage collectors would replace lids on bins and collect compost that has been dumped by ravens.

Short term parking is often taken advantage of by persons using it for longer terms and should be enforced more frequently. Roads crew need to get out of their vehicles more often. Grass cutting and ditch clearing can/should be done more frequently. Green waste is not always picked up even though it has been put out well in advance. Municipal staff can appear to be under-qualified due to a questionable in-house advancement policy. The best qualified staff (whether internal or external) should always be hired. Too many dogs are allowed to run free. One of our family members has been bit twice in the Cove by unleashed dogs.

I wish there was much better supervision regarding keeping dogs on their leashes, as well as rude behaviour in the ferry lineups.
We understand the development permit process to be quite fair yet lengthy in time and appreciate what we have heard about development/opportunities for homeowners on Bowen

Would love to see recycling pick up in the future

Moving to fast with developments and lost of natural environment!

Animal control and bylaws should be available on weekends... if you find a dog in your yard on a Saturday you should NOT be told to post on FB

Weekly garbage pick up would be helpful. As well as maintenance on smaller roads that are main arteries.

Most things are handled really well, given the size of the staff and the many responsibilities. I am not as well informed as I should be about many of them - my fault. I am disappointed with the way the roads around the Cove have been in disrepair during the last few months of utility projects: when are we done with bad patches? I am also skeptical about the decision process for BIP’s rezoning (duplex housing) initiative on Cates Hill. The lack of push-back or investigation of alternatives to rezoning surprised me, given the violations of the neighborhood covenant and the drop in property values for existing residents that this development brings. (I also know this is more an issue for Council than for administration/services.)

Need to be more on your game with Facebook posts. They usually come up after an issue has arrived.

As a new resident to Bowen (<6 months) I don’t have much feedback to offer just yet, but I look forward to as I get to know the island better.

Should be community forums twice a year.

Please do not spend more money on branding and PR until you can coherently address road quality issues etc

Poor response to proposals for improvement.

This Council maintains excellent communications. Nothing they do has caught me by surprise. Anything that I feel is contentious, all my questions have been answered by reading over Council postings; have not even needed to talk to them.

Bowen Island is becoming no-fun. There’s less parking than ever and it seems as though everything that is being built doesn’t need parking. We have a ridiculous number of signs. Bylaws is out of control penalizing people left right and centre. Yet the muni doesn’t really do anything GOOD for the people of Bowen except create more rules and fines and jack up the price of water fees and property taxes just so that they can hire more people to sit around in the muni and create more rules and buy more vehicles to drive around to hand out more tickets...

Lack patrol of beaches in summer for dogs. Need more pick up of garbage from public waste baskets eggs Tunstall Bay and Snug Cove

Island Survey 2018 Results
With regards to recycling, we would like to see a textile recycling service. Average community textile waste in Canada is 10% of weekly garbage. By-law: is it possible to create a bi-law that prohibits idling in the ferry lineup as well as on the ferry? We are always concerned about the air quality when our young children walk next to vehicles running. Especially given that children under 10 generally are at the height of the exhaust pipes.

Emergency preparedness in case of earth quake needs more attention

I selected dissatisfied with road maintenance because I live on Whitesails and the traffic from logging and cement trucks going to and from CRC has been undermining the road since development began. The road needs to be resurfaced. I am hoping this is imminent.

Parking enforcement is a rare event. Roads crews largely just drive around. There has been a rotten tree on the Grafton Rd s-curve shoulder for several months that no one has bothered to clear. Tree removal on road allowance should be encouraged (as opposed to discouraged) to mitigate falling debris and the associated hazards it creates.

While I like the alternating garbage pick up schedule many of my recycling bins have been broken from being tossed after being emptied.

Bylaw employees are bullies and unreasonable. Recycling is a major burden and should be collected curbside versus individuals having to store and deliver/sort at the Bird. We find it easier to take ours to the north shore where the recycling depots are far more reasonable to deal with.

Sport based community centre

It's not that bylaw enforcement and land use planning are done badly... there just seems to be a lack of enforcement.

more commuter parking may be needed as more people move to the island, but still work in the city.

Food and yard waste should be composted. It is pathetic to send leaves and pinecones off the island. We are losing 10% of our island to lower mainland landfill. People are too pampered, precious, white and rich over here.

Invasive weed control please

We are supporting far too many positions.

Roads are cleared quickly after snow falls. Garbage collection and disposal is excellent

Keep up the good work. Don't let the complainers get you down.

It seems like we delivering municipal services as though we were still living in the 1950's. Our OCP (which is meant to be our guiding document and recent community consultation processes suggest we need to improve services and a full range of housing in and around Snug Cove, yet we continue to ignore it, continue to be in denial that we have no developable land in the Cove and continue to carry on with business as usual. This approach is eroding our community resilience and diversity. We need to be more proactive rather than reactive.

The staff in the office are excellent

Quite good for a small community.

Our small municipal needs are being with a large work force. Services are not provided very efficiently, making the case that the municipal hall is providing employment rather than services

Yes, in regards to garbage. To make it less heavy for the garbage people, garbage should be picked up EVERY week! We need to do more on poor summer water. Weather is only going to get worse!!!!!!
I would have given higher marks to land use planning because the staff planners are excellent. However, I disagree with a few Council decisions, such as locating the new fire hall on lot 3, arguably the most valuable of our community lands, and perfectly suited for housing.

I feel strongly that yard waste should be dealt with by on island composting. We should not be sending our wood and food waste all the way to Pemberton.

Building and Development permit process could use streamlining.

Given the total number of municipal vehicles that are now on the roads daily it would be good to see more of the roadside rubbish taken care of.

We should be composting our green waste on island to save money and it would give back to the community. Our ditches haven’t been cut in a long, long time. Tall trees there now.

Ferry lane control needs to be enforced not at this time.

Parking enforcement, ferry marshaling enforcement needs improvement.

need for better advance information in decision making process.

Would LOVE to see by-law officer enforcing the no idling by-law in the ferry line up!

Water needs improvement, emergency shelter, affordable housing.

1) Need to give Fire Department tools to combat fire risk during high fire season, for example people throwing butts from cars, and some contractors (and property owner) continue work with high fire risk (eg. Some roofing, other activities with sparks, hot exhaust etc.) 2) Maintaining character of island is a very worthy goal, but Bowen is failing miserably here. Adverse rezoning, large developments/houses, higher density, etc. is happening almost everywhere, which irreversibly changing Bowen from many of the reasons we want to live here. Some of pressure comes from the search for "affordable" housing a noble goal, but pricing is dictated by Vancouver not by density here. For example, Belterra was originally zoned for one residence, now very dense, but certainly not affordable for people without lots of money. I’m willing to give up something, so hard ordinary working hourly wage people at Rondy’s, the Pub, or BBC can have a place to live, but I’m not willing to give up Bowen’s character so others can build extra big houses and then rent out multiple basement suites at highy excessive rates since that is what they can charge.

the bylaw enforcement process seems very arbitrary and based on favouritism rather than any more rigorous process. why are some forgiven and others punished???

Our municipality has some employees who do not consider it important to consult land owners with decisions that will significantly impact the owners. To accompany their arrogance, there is no omnibus person to expedite complaints about the nature of how the employees treat or mistreat the Bowen public.[a regretful circumstance, considering how many truly great functions, groups & NGO’s, etc. we celebrate!!!

The water quality is very poor. The municipality need to invest to improve their filtration system. The road are in great need of repairs....and resurfacing.

Planning is close to pathetic.

Obviously road maintenance is constrained by the limited tax base but it’s fairly obvious that many roads are in need of some fairly serious repairs at points. It doesn’t help that heavy trucks contribute to this but don’t pay their fair share.

We need better and more protection of our forests, beaches, and environment.
There still seem to be infractions with illegal parking in the Cove area which are not addressed.

There is insufficient parking in the cove area and it is getting worse every year. The ferry lineup in the cove is ridiculous. The island needs to purchase land from metro parks and build a proper marshalling area with commuter parking.

more litter pick up should be done on the roadsides on a regular basis, the ditches are filled with litter.

Start ticketing people who butt into ferry lineup or park in cross hatched areas, we don't need a top of the line EC, a smaller one would be fine use the money to provide better road repair or charge the developers for it, increase parking in cove.

Land use needs to change to allow for more secondary suites.

Cats in our neighbourhood have become a problem yet no bylaw is in place to regulate cats. Invasive pests (squirrels, skunks, raccoons and rats) have increased exponentially and the effects of their presence is stunning (very few apples made it to maturity this year). Yet, people are publicly and privately feeding them and they feed at the caws feeding stations. Education is needed to stop the feeding and a program for population reduction is needed specifically for the invasive squirrels.

Overall good service, but Council seems out of touch with reality and never gets the big things done. Cost of services always increasing, but income isn’t - need to focus much more closely on cost control, effective budgeting and incorporating lean into all processes.

Good and improving. Continue the cleanup of Mannion Bay and enforce new rules.

I only see flaggers and some crews from time to time so it's a questionable opinion, but I get the sense that we could manage roads more efficiently.

I wasn’t aware of the muni Facebook page or twitter, will tune in. Affordable housing needs to be addressed.

Need to keep focus on municipal level activities (easy to be distracted by health care and homeless issues, Provincial jurisdiction).

Fire department needs improvement. Boys club mentality. Substance abuse issues.

I think this survey is a step in the right direction for prioritising public policy.

Serious lack of parking in the cove.

more skunk control needed.

more snow and ice clearing along major bus routes.

It appears that there is no bylaw enforcement of a timely nature. Emergency preparedness is hard to gauge before needing it in a disaster.

In general pretty good - employees in Municipal Hall always very welcoming and professional. They also reflect the general attitude and karma of living on Bowen Island.
Spam filter stops e-news

The bylaw services spend an extraordinary amount of time and resources on unfounded complaints by people who use this service to harass neighbours. The practice of closing off and ignoring safety issues on secondary roads that are heavily populated that were originally main access

Hiring one or two llamas would help.

We live in an area where there is good ice and snow removal by the muni, not sure about other areas.

Need more potable water storage in Tunstall Bay

I wish you would have categorized the bylaws and not clumped them in one question. I am extremely dissatisfied with the complete lack of enforcement when it comes to keeping dogs on-leash on 'on-leash' trails, so that we can all enjoy safe walks. I am also dissatisfied over the enforcement of people being told that they can't stay/live on their boat in this emergency affordable rental housing shortage crisis.

Animal control Bylaw enforcement (DOGS) very poor enforcement and or No Bylaw enforcement for DOGS at all.

Green waste has a big carbon footprint - it goes off then comes back as soil. We need to process it here to reduce our carbon. More recycling containers in the cove are needed

As a municipal service please do not become too top heavy in the admin depts and less in the hands on and practical operations dept.

Water quality in Deep Bay has been poor and BIM not very responsive to local owners.

Emergency planning has been poor but the current efforts to get it right are encouraging

Get rid of the skunks. Ticket vehicles which are parked in the ferry line and do not intend to get on the ferry 10 minutes before loading. Ticket illegally parked vehicles. Allow extra bathrooms for much-needed affordable housing if water metering shows that septic is able to handle the extra use. But make sure it is for AFFORDABLE HOUSING!

None at this time

why does the muni not enforce the illegal parking in thatched out ferry lineup especially in front of general store it is very dangerous

The staff do an excellent job. I appreciate all the hard work they do to keep us going.

Airbnb regulation enforcement needs to be addressed. Dogs running of leash in Crippen Park needs to be addressed.

parking is impossible in the cove for shopping and tourists and those owning businesses...you all know it and then built the library/art gallery with little planned parking when you all knew this...after the problems we have yearly down there this was known, makes on think priority was given despite this problem.

Your bylaw officers are without a doubt, the worst I have ever seen. Enforcement is very selective with preferential treatment given to businesses and large landowners. Do away with the entire current force and start over with people who know how to deescalate a situation.

Animal control - I am an advocate for off-leash dog walking and have seen it work in other communities - with education. There may not be resources for this, but it has much impact on the character of the community. Walk or ride the Galloping Goose trail in Victoria. Dog walkers stop when they see you coming and have their dogs sit with them until you pass - every one of them. In exchange they get to keep their dogs off leash. Maintaining the
character of the community - the world is changing, so Bowen is changing, and if we refuse to adapt then we'll have an unplanned, disintegrating community. So "maintaining" isn't the right word. Roadside vegetation - so many trees by the roadside are being choked by invasive vines. Simply cutting the vines off at the bottom is a simple, quick, cost-effective way to manage this before we're surrounded by dead trees that need to be removed at significantly more cost.

212 Fire services a good considering it is volunteer
213 Would like curbside recycling pick up
214 No
215 Not sure whether it is bylaw or parking but someone needs to address double parking masquerading as ferry traffic. It is silly on some Saturdays when you have 3 or 4 cars whose occupants are having breakfast with no intention of catching the ferry. Cars have to shift into the traffic lane to get around the parkers

216 Desire for more density within existing residential lots. Desire less liquor outlets
217 By-law should not be about who you know!
218 Very happy that the Island has the largest business and has the largest number of employees being paid union wages with job security and benefits. Would love to see an audit of efficiency.

219 The services are great. I really appreciate Maureen's presence on Bowen community forums like Facebook. Informative, measured and diplomatic. Council seems to be quietly getting a lot done. I love it. Thank you everyone. You are doing a great job.

220 Ambulance is too slow to respond
221 I would like to see municipal land dedicated to affordable housing.
222 I follow the muni on fb but due to their algorithms I mainly only see what Maureen Nicholson shares on the BIEE group
223 Not everyone has a computer or if they do, not everyone uses face book or twitter. I've spoken to many who don't own a computer, particularly seniors.

224 Having flaggers during peak summer times was a big improvement but people parking in the ferry line-up in the evening while they dine or pick up food and people queuing/line jumping in the cross-hatched areas is a problem year round. Also - doesn't the municipality have a role to play in supporting the food bank? It's very hard to find information related to the food bank.

225 Muni HR: Municipal Services employs a lot of really terrific people. However, there is a lot of conjecture and negative rumour about your hiring and firing practices. Density: We were really disappointed to hear this year that Bylaw removed several people from temporary accommodations on Bowen, without having a strategic plan to support housing density or alternative housing. Bowen will not benefit from more polarity and it is trending towards being a have/have not community. We can afford to live here, but will not stay in the community if it becomes a resort-style enclave with no opportunity to be creative in how to pay for our house as we age (e.g. wider and more creative opportunities for creating density on private properties.)

226 Parking needs to be addressed. Green waste collection needs to go beyond 6 bag maximum and who even knows that is the limit?

227 Re roadside vegetation maintenance: Some of the techniques used seem to be rather broad-brush. I cannot prove that the techniques used have increased the spread of invasive species (e.g. Scotch Broom) but I am seeing ever more areas affected.

228 Keep up the great work, thanks!
Communications regarding our water system are non-existent. Volunteer efforts are not really appreciated in some cases ... staff views volunteers as a nuisance (e.g. LAC). Enforcement of ferry marshaling would be nice. Short-term parking in the cove in bad and will get worse.

The parking in the cove is ridiculous. And a bike cannot be safely ridden to the cove.

More environmental bylaws are needed to protect ecologically sensitive areas, steep slopes and the shoreline.

Litter pickup is poor. Constant beer can littering is not been addressed

We need roadside recycling pickup vs BIRD. We need a cove that works; ours is dysfunctional now and not safe to pedestrians or drivers. We can't understand why years have passed and the situation remains unchanged. We are also very worried about carcinogenic chlorine in our Cove Bay drinking water - a situation which VCH has says is unacceptable. We can't understand why these important community actions remain static.

Much more needs to be done in educating the public in how green waste is collected and disposed of, & the costs of same. From my experience, many who use the green-waste pickup service believe they're being ecologically sound. In fact the carbon footprint to collect & transport green waste off-island & $$$ to do so is massive. BIM also currently does nil in terms of setting limit on green-waste pickup (very common to see as many as 20-30 bags at a single residence on pickup day). Set a limit & direct your contractor to adhere to it. And support your contractor in dealing with non-compliers. And advertise efficiently these limits to the public. Do you know that professional landscapers have a deal with one another to dump excessive bags of green waste at the homes of their (collective) Bowen client base? Such businesses charging for their gardening services shouldn't be allowed to have a taxpayer-funded service dispose of their gardening waste.

its a small community and the bylaw enforcement officers are TOO close to the community to be effective (specifically noise complaints)

Terrible road maintenance. Takes so much complaining to have something dangerous like a pot hole fixed. Lack of keeping corners cleared of vegetation causes terrible visibility problems. Again, can call or email the muni but it seems it never gets done and is dangerous to drivers and those who walk on the roads

Marked green waste collection as 'dissatisfied' because I really think we should be composting our own green waste on the island and not trucking it to someone else's community.

Snug Cove traffic is becoming a shit-show, especially at the main intersection, during rush hour and in the summer. The crosswalk and u-turn drop-off practices at the main ferry terminal is also waiting for an accident... especially with more new people to the island and more people who seem to be in a rush.

Garbage collection should be once per week not biweekly

We have had problems getting our waste collected/emptied as they didn't empty our bin. Our green bin has been emptied. I have concerns over the presence of 'gated' communities on Bowen and the increasing level of stratification in the communities.

Please take action against the multitude of RATS for health reasons. Please do not assume that the current "character"of the island is limited to craftsman style. Contemporary architecture brings the beauty of our beautiful outside in and blends indoors and outdoors. I am not an architect, just don't enjoy most of new housing developments being limited to a single style. Finally, please revisit your use of community lands and give some of the building lot at the 4 corners to the health clinic for accessibility.

Roads Maintenance could use further funding in budget
Parking has to be addressed in the cove.

There appear to be commuters using the 2 hour main street parking. I would love to see them ticketed or warned.

NOT ONE QUESTION ABOUT RECREATION!! You wrote: "Municipal Services on Bowen Island includes questions related to Public Safety Services, Community Planning, Recreation, Public Works, Snug Cove Parking Availability and Enforcement, and Communications."

Fine look forward to water treatment upgrades.

Bylaw should enforce BIM's bylaws - not wait until they receive multiple complaints, otherwise why bother having them at all. Municipality should stop wasting tax payer dollars listening to the vocal minority on every subject under the sun. We live on an ISLAND with very limited tax base. If the island doesn't meet your expectations, then move off. Stop listening to those that believe that forcing everyone around them to follow what they think is best. Stop giving into the "I pay a lot in taxes so the Municipality should be responsible for everything I want" argument.

Sometimes the municipality needs to reach outside the box for implementing their initiatives. Develop a can-do attitude rather than rest on the laurels of by law and OCP. If the OCP & by laws do not conform to what is the right thing for Bowen Island, take steps to change them.

To clarify the "dissatisfied" score I offered on land use planning, we have excellent and competent planning staff. Unfortunately we are not actively encouraging the levels of leadership on density that are needed to reduce energy, traffic, and transportation GHG, and create options for youth and seniors, reduce further fragmentation of green space and wildlife corridors (the "natural environment" we're asked about above) and make viable community amenities such as car-sharing, community garden, and more. So if "services" include policy making, on this front improvement would be welcome.

Boat storage on Mannion Bay beach could be better organised.

More commuter parking - a proper daycare perhaps

ey could be more evenly across the island

Allot more money to maintain roads; Particularly- start to incorporate so called 'non-municipal' roads into the fold so they are improved and paved. Why should I pay the same amount of taxes as a neighbor, when my road is not paved/maintained/cleared of snow but theirs is??? Please update this aspect of your services to reflect the changes that have taken place- ie people spending money to buy land and build houses I- since the archaic policies from however long ago....

Please improve water quality in Cove Bay.

Overall it is pretty good, considering our small size. It is important to me that Bowen Island not try to delivery all the services of a bigger, more populated place. It isn't realistic. I try to be realistic about my expectations and balance what would be ideal against what is feasible/possible, given our small population (and tax base).

More from bi-law regarding parking violations and animal control. Cannot control that which you ignore.

Prior proper planning prevents piss poor performance. 7p's

Current burning rules could be more obvious on website. Most up to date information seemed to be on Facebook which doesn't see. Very official

Roadside vegetation (especially in ditches) is quite invasive and, if not dealt with in a timely way, will incur major costs later.
No

Protect our drinking water and our homeless.

No

Animal control - always seeing dogs off-leash in parks, getting jumped on by dogs because of it. Bylaw enforcement - properties on my road razing forests to the ground in watersheds, then bylaw finding out too late. Character of neighbourhood - Snug Cove looking more like West Van or Whistler now with giant new pub building, distillery.

great fire dept.

To clarify, my negative scores re: animal control and bylaw enforcement are in no way a reflection on those doing the job, merely that I feel that as a whole, dog owners are given far too much leeway on Bowen to do as they please. I think we should be charging offenders more so that they follow the pet-related bylaws. Part of this however would mean more "boots on the ground" - officers out on the trails giving out tickets which would mean more personnel needed and round-the-clock ticketing. I am aware both of those are unlikely, not to mention the backlash you would receive from the very "entitled" dog owning community but in my ideal world, dog owners would be caught every time they flout the bylaws. Also, while BIRD is an excellent service and well-run, I would still prefer to have road-side pickup so I didn't have to deliver and sort myself.
Q16: Do you have any further feedback on Transportation?

Answered: 283 Skipped: 325

1. Horses, equestrians on roadsides, you rarely include them with pedestrians and bicyclists, and they should always be included in your transportation plans and trails.

2. Create safe lanes for bikes. Someone I going to die. So dangerous to ride on Bowen, especially for kids and inexperienced rider. Road paving consistently leaves a deadly edge.

3. The lack of safe connected bike and walking paths is terrible. The entire island should be linked, in this mild climate people powered should be tops!

4. Translink updated their #257 schedule in November. BC Ferries brings in a new schedule Jan. 2nd. This will result in even poorer connectivity. There used to be a protocol whereby, on request, a Translink driver could contact dispatch/ferry terminal, to indicate there were passengers aboard trying to meet a ferry, and the bus was a few minutes behind schedule. That has now been terminated, so in those cases, people wait an extra hour, or at noon 2 1/2 hours!

5. Both the Bowen Bus and Bowen Land and Sea Taxi are crucial to my commute. The city should ensure that they both have what they need to operate and provide support to the community. I feel there is a huge gap that needs to be filled by the municipality in this area.

6. I would take my car less often if car2go still kept a fleet in Horseshoe Bay. With my work I travel all over the lower mainland so could not take transit.

7. I am so happy with the efforts being made to make the island more pedestrian and bike friendly but it feels like real change will take many years to implement. The ferries are too expensive but that is a provincial issue and I really appreciate all the hard work that the municipality is doing to advocate for all of is on Bowen.

8. I need a much bigger focus on non car options, we don’t own a car and feel like second class on the transportation front, I wish we would catch up with the rest of Metro municipalities.

9. My survey answers are based on an average of one day a week trip to town for all chores and care of a geriatric parent. Based on this need which won't change in the near future, I have restricted views on alternative transportation. A car is the only practical option at this time.

10. Yes. The community bus does not serve my neighbourhood (Queen Charlotte Heights) so I can’t use it. The bus into North Van does not connect well so I don’t use it.

11. In many cases there is very limited options for people to get away from personal/business use of vehicles.

12. Bike and scooter shelter by the ferry terminal is far over due. Supporting the water and land taxi should be apart of the municipalities plan. The translink system that is in place is a huge waste of money. The land taxi if supported could handle all of it with a couple of vans and a good online booking system. And could actually get people to their doors.

13. Just that sometimes the buses are too full to get on, at Park Royal, when going back to Horseshoe bay for example ,which makes me inclined to take my car instead.

14. There should be an off road trail system covering the major points on the island so that walkers,mt bikes etc could commute without using the roads,this could be a grass roots initiative using crown land and breezeways on all future subdivisions.

15. Nope

16. See before: enforce traffic rules, in particular speeding. Pay much more attention to pedestrian and cyclists safety
17 Translink schedule doesn't show correct info for Bowen buses when the ferry schedule changes, Translink service on weekends should maintain hourly schedule, Translink connections from Horseshoe Bay to other locations on the north shore are minimal with poor routes and schedules, our main roads on Bowen need proper shoulders for safety of pedestrians. Night time options for travelling home from the Cove are very limited - perhaps consider buses on weekend evenings?

18 Lots of walking paths (great) but dangerous walking/biking along into the cove

19 No

20 no

21 Public transportation is not feasible when one has to travel to many parts of the lower mainland during a single trip off island. If one needs to go downtown, then it's great.

22 Family member has mobility problems which makes transit less of an option

23 In the past few years I have experienced many close calls created by drivers who don't understand the need to provide space for pedestrians and bikers. I used to bike all over the island but don't any more.

24 no

25 I feel guilty to write in that I wouldn't reduce use of my private vehicle, but for me it doesn't work. I only go off island once every few weeks for a big grocery haul, usually carrying two or three passengers in my vehicle - I couldn't manage this by bus.

26 I use my car for dog transport, grocery and kid transport. Errands could be more easy if there were more bus runs but once an hour makes picking up an onion out of the question. Seven hills is terrible for bike and walking safety.

27 Again, some questions are unclear. Eg ferry marshalling: I think Jewal does a good job, but she's not scheduled to be there much overall, and the system on its own (without a flagger) is very confusing to drivers. Also, what do you mean by "transportation connectivity"? Do you mean the way the roads connect? Or do you mean connecting different modes of transportation?

28 The best thing about Bowen us that hitch hiking is encouraged

29 I mainly use one of our vehicles for running errands and skiing in town. Because of the need to transport equipment and other items, it is not likely that we would reduce this usage - which amounts to roughly once a week.

30 No

31 no

32 Allow taxi service to become part of transit.

33 Every since I was a child on this island to ride a bike is putting your life at risk. There are no bike lane or walking or places for senior scooters. Something like Whistler's bike and walk lanes would be great. But very expensive I'm not sure how it would be done. I use my car as there is not a bus by my house nor is there a bus at my parents house. I think the bus is great but it does not service the island. And the seniors who loss their license if not on a bus route are trapped. As it's too dangerous to walk on the roads and they cannot operate their senior scooters on the road as it's unsafe and I believe illegal. Also the seniors have a great deal of difficulty getting from the ferry to a bus in HSB as the distance is far and they cannot walk fast enough to make the connection

34 I often go into town on the bus in addition housing my vehicle. Almost 50% of the time, but there was no category for that.

35 I’d love a safe bicycle trail. I find it scary to ride on our roads. I do love love love our great trails on the island.
Unless you work at Park Royal or downtown, the public transportation in Vancouver is so inconvenient that it is not useable... people can't afford 2 or 3 hours to get to work,

I would love to be able to leave my car at home. I currently cross the water 2x/wk. One of those times I maximize my trip by running errands and shopping for household items. Getting armloads of stuff to the bus, on and off the bus and ferry, and home would be too difficult without the car. But the 2nd trip to town could be by bus if I could make better connections (to the North Shore) and not have to spend as much time waiting for the bus to connect with the ferry.

I don't have a private vehicle. People can and should put more effort into carpooling, I assume. But people like freedom. It's understandable - and unsustainable.

lobby provincial govt to integrate translink & ferry. These subsidized entities don"t work together on schedule or fares transfers like the seabus

Peter's bus is a life-savior for commuters!

Wish that ferries connected better with Translink! Often ferry to Horseshoe is unloading and bus pulls away before Bowen passengers get there

It might encourage use of less polluting vehicles to have some set aside parking for small smart cars or electric vehicles. On Catalina Island off California no one is allowed to have cars except service vehicles! Everyone drives golf carts.

I never ride my bike on the Island because it does not feel safe. I wish we had more bike paths that were separate form car traffic. I do actively use the walking paths and hiking trails.

We need bus transportation on every spoke of Island roads. If not we need a taxi service that actually provides service 24 hours a day. To keep it affordable, perhaps a service contract similar to that of waste management would be possible.

I support the creation of a bike/walking path along grafting/Adams road. Kids biking and walking along the road are in danger of being struck. I, and my family, would bike from sealeigh park to the cove if we could use a safe path.

Bus Service is inefficient and costly. The busses are continually running with few or no passengers except at peak hours. A waste of taxpayers money.

W Van bus connection with Bowen ferry is frustrating.

Dissatisfied with lack of regular bus down Mt Gardener Road

I think there should be safe bike and walking trails along side all of the roads. The children should be biking to school and there is no where to walk our dogs (or selves) when it snows.

Where I live, there is no bus service, so private car is the only option as it is over a mountain pass, so not exactly walkable.

Put "do not park" in yellow hatching on road. That will help reduce confusion.

Wishing the island bus ran longer.

Bicycling is unsafe on the island. The road shoulders are very narrow and the roads winding and hilly with limited vision for drivers.

Better sidewalks so walking on the roads is less dangerous

I walk a lot on the island. But it is a difficult place to not have a car (went over a year when I first moved here without). I have been on Bowen two years, so I have experimented with some options such as Peter's bus and the water taxi. Both great.
It is a difficult challenge to provide more easily accessible bus service to the sparsely populated areas of the island. Improved walking and bike trails would help.

If dogs were allowed on public transit I would always travel by bus. In Europe they allow dogs no

I have young kids and usually lots of stops & errands along my way. Public transport for my uses would be a nuisance. However, for people like my husband, who has more direct travel routes, expanding public transit to the more remote locations would be beneficial. And so would a designated parking area in Horseshoe Bay so he’s not always looking for a driveway to rent. Public transit on the mainland is not an option for him or many people who commute into North Vancouver so they still rely on a â€˜town car’.

Bus service should coincide with every ferry sailing and cover the ENTIRE island. I would love to see bus service continue till midnight or 11pm to accommodate late night water taxi home and to accommodate evenings out.

Walking or cycling across island west/east is difficult and unpleasant

I would love a bus to the "golf course" side of the island

I need a vehicle off-island as I load it with provisions for business and household. Commuters in my family find ferry a significant expense.

Can we stop focusing on being as green as possible and start worrying about services we truly need. We live on an island, not everyone lives in the cove. Stop wasting money on things that by their nature you will not be able to change and focus on what you can.

Bowen island really only works for a class of people who can afford a car. Needs to be more friendly to those of lower incomes and who use legs and transit as transportation. In particular, as a single mom, i have had many bad experiences over the years either having to hitch a ride with strangers and not feeling safe or almost having me and my children run over while walking. I always say, 'it's going to take a child dying for things to change', i hope i am wrong about that.

I use my car to access the North Shore and the bus to go downtown. I don't want to change buses to get to North Van. As well if I do grocery shopping on the North Shore it's too heavy and shopping buggy is a nuisance on a crowded bus.

Taking the bus is good but often a car is necessary for accessing multiple locations on the mainland

No shoulders on the roads which makes biking unsafe as a transportation option.

More pedestrian and bike-friendly pathways would be a huge asset to the island and help reduce private vehicle usage.

Did you include all types of vehicle/transportation modes in your stats?

I think wood stoves pollute far more than vehicles during the cold months.

For decades there have been studies, plans, etc to improve the ferry marshalling in Snug Cove. Yet - nothing has changed. There is a significant need for improvement in the area of transportation. This is an ongoing theme and will only increase with time as the population grows and our need to reduce emissions becomes even more imperative.

15b does not apply as I walk a lot

We drive to trail heads to walk. It's insane, but it's not safe to walk on the roads. So many communities have trails beside or in similar trajectories to their roads: Whistler, Tofino, etc. That makes all the difference for pedestrians & cyclists.

Pedestrians walking on the side of roads like Eaglecliff in the dark is very dangerous. There is no side way or shoulder.
I checked "No" to "If alternative modes of transportation were more seamless and easier to use, would you consider reducing the use of your private vehicle?" I only drive one to three days a month, and those days involve trips that transit can't accommodate.

We are usually at least two in the car going off island. At this stage of life, for as long as driving is possible, I'm into a privately owned vehicle. Bowen is exceedingly hilly though beautiful.

Yes I would use more public transportation but sometimes you just need a car.

I drive a small hybrid vehicle which should be encouraged with lower fares or other perks

Yes. The survey asked me to pick one main form of transportation off-Island, but like many people, I use a wide mi depending on the day, weather, what I am doing. Car, carpooling, Translink bus, Peter's bus, water taxi, cab, etc. On-island transport is a much bigger issue for me - nothing to where I live.

Need transportation from cove to Seymour Bay

Is the new ferry schedule going to line up with Transit? It is too bad car sharing services were not successful. Local transit does not come to my neighbourhood creating a long walk that is not at all convenient.

If there was a bus service that went up Village Drive to the cross island road and beyond, it would save my using my vehicle for most of my on island driving.

Can't use public transport as I have to travel too far and wide to see client. I think we are just waiting for a pedestrian or cyclist to be killed before we will be willing to do something to actually construct walking/cycling paths across the island. That is not OK.

why doesn't the bus go out toward golf course?! Is there any way to make pedestrian traffic safer between red church and Scarborough? Forest commuter lot is awesome, is there another place to create a similar, second lot?

none

No buses in my neighbourhood. No trails or sidewalks to get to the cove. My kids don't really know how to ride bikes as they grew up on the island and have had very little opportunity to ride safely. I would never let them ride to school.

Increased support for water taxi / bus connections vs depending on Ferry. Ä€ number of residents either have cars in horseshoe bay, bike or use Peters bus to commute. Should consider increased foot passenger options and decrease ferry runs.

Our reliance on vehicles is appalling. We need better services (bus, taxi) on island and much better provision by Translink off-island.

Clear sides of road and have wider shoulders for walkers and bikes. Train from ferry to downtown north van and sunburbs

Need bus service to all areas. Muni needs better relationship with TransLink. On call bus service in direct contrast to GHG reduction targets. Consider taxi vouchers. Terrible support by BIM to water taxi service. Need to actively support these services and lobby city of Vancouver for better water access for boat docking.

As a commuter, I would likely use the bus to get to and from the ferry if its route included Cates Hill

Pedestrian and bicycle paths inadequate on most roads and a safety hazard. Most young kids can't walk nor bike to school on primary roadways safely nor confidently
The lack of sidewalks are a serious hazard and make walking from place to place extremely dangerous when trying to coral children and/or dogs away from on coming traffic.

There is no bus service up Cates Hill. I would love to use the bus if it were available. I work in West Van and North Van once or twice a week. It is usually impossible to get to work on time using the bus system. It’s easy to get downtown, but not to most places in West and North Van.

Need a bike lane or path from the cove along the major roads

I would like safer sidewalks/paths for kids for biking and walking

We need to take advantage of the on-demand bus proposal. Too many buses are driving around with no one on them. The taxi is much too expensive for the average person so busing needs to be better in order to get people out of their vehicles. Buses need to leave sooner after the ferry arrives. I saw a bus sit for over 10 minutes after the ferry had unloaded. This does nothing but frustrate riders. Too often transfers expire before getting back to Bowen leading people to drive to save both time and money. I have given up on the bus due to these reasons and that it does not come to my neighbourhood - walking over 1 km in the rain and dark is not fun.

I would love to see bus service in the area towards the golf course (Island Discovery Learning Community). I wish the roads were much safer to walk or bike along on Bowen Island. There is very little space on many roads for walking/biking. I also wish there was a lot more supervision during ferry lineups, with regards to rude behaviour.

I am forced to use my car as the service is not often enough and doesn’t go everywhere. I realize there is little to be done at this point and I support the ride share program.

On Island - we would prefer to walk/bike rather than drive our car but it is not the safest mode because where we live there is no separate lane for this kind of transportation. Even though we are a 45 minute walk, with sizeable hills, we would be more likely to choose these options than our private vehicle. The bus does not meet our needs because it is not reliable (varies based on ferries) nor frequent enough that we would have to plan our day around bus schedules. On the mainland, both Peter King’s bus and Translink buses/trains are utilized options for us when commuting, but not when we go in as a family because it is simply easier to drive and then we have room for toys/errand runs.

No

The best recent innovation is Peter King’s bus connection! Support this. I wish the water taxi were more profitable/popular so that they could offer more trips at other times; then I’d consider using it more often. The recent change in BC Ferries schedule worsens my commute home - and I filled out the survey! Oh well. I keep my own driving on-island to a minimum, but that’s only possible because I live near the Cove. I would use an Island bus service occasionally, for recreation, if it ran more often (weekends) but I imagine this is too expensive.

The roads are not safe to walk or bike on.

The island really needs to improve trails for walking cross island. From Hood point to Blue Water there are several very dangerous points for pedestrians.

Ferry services discriminate against motorcycles and scooters. Although these take far less space than cars, the fares do not reflect this.

Bus service on island is too infrequent to service non-drivers during the day. Pedestrian safety on the main roads is non-existent - it’s dangerous for drivers and pedestrians. If it wasn’t for Peter King’s private bus service in the morning the commute to the city would remain atrocious in terms of seamlessness.
I do not like to walk on Bowen roads to get to trails or walk the dog. There is little room for a walker on a 2 lane road and at night....no lights. Without sidewalk/ separated walking trails, it's very dangerous for children to be on the road.

Love that there is a mix of options and hope that it will continue to grow! (e.g., carpooling, car vs. walk-on ferry, transit and private bus services).

Your questions are clearly designed to pursue agenda

no

I believe that our next vehicle will be electric. The owned or shared vehicle will continue and probably grow with the introduction of more alternate eco friendly fuels.

Time for a third bus service to the golf course area??

BIM could do more to analyze off-island transportation with a view to reducing this traffic.

Roads too narrow to accommodate cycles. Need safer shoulder areas for walking and running

No

Please make bike paths a priority. I live on the west side and although most vehicles are responsible, slow down when we bike, not everyone is considerate. I sometimes get honked at and was once yelled at by a driver that I was crazy to bike with my kids. A bike path would create a safe environment to use alternative transportation that is also a healthy option.

Would love to see bus transit on an hourly basis on weekdays and weekends

Taking transit to places I need to go for shopping are not easy or available ie. to north shore or east van.

I selected dissatisfied with support for active modes of transportation because I cycle across the island regularly and it is unsafe. We need a designated cross island path that is designed for bicycles and pedestrians.

Bus routes do not serve everywhere forcing us to drive. The "park and ride" idea is great in theory, but once a person is in their car, they may as well keep driving to their destination. Buses take so long to leave once the ferry unloads it becomes frustrating. Also, more often than not, the transfer time has expired so one has to pay another fare to get home. Most people I know drive to the Cove even though they would like to use transit for these reasons. There was an idea to use the gas tax money to create free transit on Bowen - a great idea!! I am sceptical the new ferry schedule will align with transit next month. Transit is focused on the larger ferries even though their tax base does not support the system. We need more sidewalks, period. Enough trails already! We need to focus more on the needs of pedestrians and less on the "vocal minority" horse riders who fail to clean up the "deposits" that pedestrians have to circumnavigate (although according to the horse riders we're supposed to be fine with that). Trails alongside of busy roads are a waste of time and money. The widening along Adams Road several years ago is a shining example of the failure of the concept.

While I appreciate the 'rural' living environment on Bowen I do wish there were safer walking/pedestrian trails from neighbourhoods to the cove. The roads are narrow making it tricky for pedestrians and young bike riders. The frequency of cars speeding across the island seems to be increasing

Having each household drive to the bird to recycle is a further cause of emissions. I would not give up my car as when I go tot town I am generally shopping due to lack of affordable options and choice on island and so my car is necessary.

I really appreciate all the work this Council has done to improve roadside safety for pedestrians and cyclists. There is still a lot to be done and it is well worth the funds.

It is crucial that council implements the plans set forth by the IMTP. There needs to be 'the will' at the highest levels. Something we have not seen yet :(.
Bus service up sunset rd to the golf course
Better trans island trails would help promote bike use - specifically Miller and Adams road where traffic is fast and roads are tight.
There is no bus route to my house (up sunset towards the golf course) I'm sure more people would bus if it was available! The shoulders on the roads need to be wider for the safety of bikes and pedestrians!
My area has no bus, we have over 100 homes. Taylor road area
My work is not accessible by other modes of transportation
Please help improve the safety of pedestrians around the drop off for the ferry. Larger sidewalks /paths acros the island would be great!
Reach into my car and turn off my ignition and I'm gonna punch you. Stay away from me.
A pedestrian/bicycle path, completely separate from the roadway, right across the island should be a high priority.
Not enough regular bus service to/from cove, timed to meet the ferry. Bus service is irregular and almost impossible to communicate to guests visiting from off island. How about a bus that ONLY does a circular route from the library, little red church, artisan square, village baker, library.
I know that this is not a Bowen municipal issue, but we need to push for extension of rail services to the North Shore. Rail to Horseshoe Bay would make a huge difference to our ability to use public transport off island. Cutting off ticket sales 10 minutes before sailing for Bowen Island passengers and vehicles remains a sore point. The policy is imposed unreasonably and without adequate justification. I feel that BC Ferries has no interest in helping us make ferries when close to the sailing time, even when there is would be no discernable delay to the ferry departure time.
The operative word is "seamless" / Commuters will flock to alternative modes (Perter King's downtown bus/ water taxi) when it offers a reliable, time saving alternative/
Terrible conditions for pedestrians an cyclists on our major routes. The road surface is in poor shape, making cycling dangerous for all but experts
Winter weather is also going to get worse ! Because of the steepness of many hills & driveways, this is a problem. We need more lighting, as MANY people don't drive safely without it
I live on Cates Hill with children. It is too steep to walk many places with them and there is no bus service so we have to drive almost every time we leave the house. I wish we had a bus coming up here.
We need a cross-island path for cyclists and pedestrians, and somehow develop safer walking and cycling up Seven Hills.
The bus is wonderful, friendly drivers, convenient stops but does not run over the lunch hour and has only every second hour service on mid morning and weekends, resulting in many more pick ups by car.
You need another category re above transportation there should be a box for maybe or possibly
Snug Cove needs planning for wide sidewalks and bike areas
Earlier / later ferry or water taxi services would allow me to commute home to Bowen vs. sleeping 4 nights a week in my car on mainland
No bus service at all on island except for limited weekend schedule

I definitely do more driving on Bowen than I did when I lived in the city, as I live far away from the cove. I think my personal GHG emissions are higher since moving here and that concerns me.

I run my own company and require a truck for my work 5 days a week for tools/materials. No other mode of transportation is an option.

Bus service to SE (Cowan Point) required

Though motor vehicle is my main form of transportation I would have liked to convey that I often use a bike and bus to travel to Vancouver

Unsafe to walk. On road edged

1) I know of a few seniors who needed to move away from their home when they lost their driver’s license, in part because no taxi was available. We now have a taxi service again, and the muni needs to ensure we do not loose such an essential service. When we lost the “essential service” gas station, the muni appropriately stepped in and supplied reasonable land. Similarly must actively assist a Taxi service if needed. 2) Why does the bus run to Enswell Farm on weekends? It is almost always empty. 3) Ferry marshalling and overloads are frequently a problem. The underlying reason is Bowen’s increasing car population which in good measure caused by increased density through rezoning. 4) Significant road damage is caused by heavy construction traffic during the wet or freezing winter season. The Bowen population should not need to pay for damage caused by heavy concrete or dump trucks destroying our roads. We used to have seasonal load restrictions.

Walking and Bicycling across the island is unsafe and unpleasant. Until I can ride my bike without fear I will continue to use my car.

I use an electric vehicle

Split the C10 route into Bluewater and Tunstall routes.

I am still FUMING that Car2Go removed service to Horseshoe Bay...that was such a great service for Bowen Islanders, i sold my car on that basis, so i could depend on car sharing. also i now have an electric car and suspect we will need to provide for electric car charging for visitors...on the mainland that is quite available, ....check out Plugshare

Continuing the trailways initiative should solve the walking and biking shortfalls.

Bowen Island restaurants as well as water taxi customers will really benefit when Uber etc are finally approved. You can’t get around on the island or home from the late water taxi if you have had a drink

A path across island, where people could ride their bike, walk, run would encourage people to do so. A path like the one from Tofino to the beach would make a huge difference in pedestrian and biking safety. Additionally, I work in North Vancouver. it takes me 15 minutes to drive to work from Horseshoe Bay. If there was a bus that went along the highway, and made stops at Cap Road, Westview and Lonsdale, I believe that many people would access transit.I for sure would buy a monthly transit pass, and use it on Bowen and in the city.(Maybe Peter King wants to try another pilot project?!) As it is now, it takes over an hour to bus from Horseshoe Bay to work. I just can’t afford that time.

More frequent bus service, taxi service that is immediate, increase the 30K that’s too slow for vehicle to drive at consistently, may be ok for farm vehicles

Low cost secure HSB parking for Bowen residents would help. Most of us do the majority of our shopping on the mainland. Bussing isn’t practice with a load of groceries.
Don't get too carried away with trying to save the Earth by reducing GHG's. There are NO practice so alternatives for commuting off island other than directly downtown. Without investing billions in adequate infrastructure provincially, the layout of the lower mainland demands massive investment in road systems in the short term. The number one reason for the huge emissions in the area, is number of vehicles going nowhere, stuck in traffic.

Car to Go in HBay was a big loss. Encourage another ride sharing service to come in.

We need to further develop pedestrian and bike trails from tunstall to the cove, and along millers, if there is useable space

1) you’re only asking about walking and cycling - what about horses, strollers, and wheelchairs
2) you are assuming that my off-island travel could be done with something other than a passenger vehicle. We only go off island when necessary for farm supplies so my experience of off island travel is completely different than someone who is going to town for recreational or commuting reasons

as i generally only leave the island when I have a full vehicle of stuff and multiple places to go all over the city, public transportation would not suit. if I were to ever just want to go to town for an event, the bus would be great - but I would likely use the trip to take care of many other things too.

The island bus services does not cover all major routes. When people do their grocery shop off island how are they supposed to get their groceries home? Medical appointments - try getting to Vancouver appointments by bus to the cancer clinic or VGH for example. Stop trying to shame people about their use of vehicles. When the bus doesn't serve out route we either have to hitch to the ferry (remember some of us are aged, some of us are going grocery shopping so how will we get home with bags and bags of groceries). And if we don't hitch we drive to the cove and walk on the ferry...but wait, there is nowhere to park in the cove and the parking that is there is primarily short term. So, what do you want? People out of their cars? What have you done to make that happen? Nothing but pontificate about GGE and the need for people to ditch their vehicles. Fail!

More passenger ferry options to Vancouver downtown would be excellent e.g. not just rush hours. On-island bus service from the evening ferries would also be great.

"Seamless and Easier" implies either public transportation to the Cove or adequate parking in the Cove to be able to leave the car and use Public Transit after walking onto the Ferry. Seems unlikely to me.

I'd like to see the muni actively invest in the bus and/or water taxi services as alternative essential modes of transportation when going or when off island. The on-island bus is of no value to me.

Where possible would like to see improvements to road shoulders to make it safer for walkers and bikers.

Anything that the muni can do to encourage pedestrians to wear reflective gear at this dark and rainy time of year would be helpful; island pedestrians seem to be unaware of how invisible they are!

More on-Island would always be welcome - the additional service added this year was a great addition

I only go over about once a week so I need to go many places. The preceding question is oriented to daily users and doesn't fit well to a non-commuter's needs.
it would make sense to have a publicly funded taxi service to supplement or in some runs replace the bus service in terms of usership and emissions controls.

more sidewalks & bike paths

as a senior how am I to ride a bike to the ferry?

I already use the bus etc. when it is possible, it is not possible much of the time. I also try to avoid leaving the Island. I like the bus system but wish it ran through the day as it would then be useful for intra-Island trips. Right now the lack frequency in the late morning and lunch makes it impractical for shopping trips to the Cove or a lunch.

the only disappointment about transportation I've ever had is that if there were a bus that met the last ferry I would have taken it. I do know it's impractical

pedestrian safety in the Cove - particularly early mornings is a concern. Need more illumination near cross walks - and continual education of peds to wear reflective or bright clothing and drivers to slow down when dropping kids for 7:30 boat. Its a miracle we haven't had an early morning accident with fatality.

no, satisfied

Close off all ferry parking on the street and put in an adequate ferry marshalling/parking spot that will accommodate a full/plus sailing. Lets face it, continued cross thatching is only going to make things worse and more frustrating.

I feel an on demand bus service would not work. It is important for people and kids without phones to know where to stand at what time to be picked up. That is the beauty of a bus service. There is an extreme lack that the bus does not run up Valhalla, Cowan Point. And even Cates hill. There are people with mobility issues and the you and old unable to drive places them in an impossible situation. Elderly people have had to move from their homes of 20+ years and its very unacceptable. Our children’s developmental needs for independence are also hindered by this lack of service.

While technically challenged to operate a motor vehicle, llamas do make ideal transportation companions.

I don't really understand what, "the largest source of GHG emissions for Bowen Island is off-island transportation by private vehicle" means. Are we talking about cars being driven on the mainland? Personal watercraft to go off-island? Off-island cars being driven on-island?

I often walk to the Cove as it is within 20 mins. of our home and on occasion use Translink to go to the airport or to downtown. Not enough variation on this survey to elaborate! Being retired has changed our transportation use.

We need bus service that covers THE WHOLE ISLAND and service that coincides with the complete ferry schedule. Those of us who work till 5-6-7 in van would like to take a bus home from the ferry. It's ridiculous to not have this available and expect people to hitchhike or take the taxi or a car. We need more watertaxi!! Times and runs to coal harbour and Granville They should be supported by bowen taxes so that people can avoid he drive to the city. The fact that English bay launch receives zero dollars from our town is just wrong and short sighted.

Ferry marshalling should be removed from the main street

no bus route to cowan point

Walking on some parts of bowen island is super dangerous - 7 hills needs a better path and I almost hit someone the other night walking from artisan down the hill (I know they are stupid but still signage and a clear path would help greatly!!)

Would use bus around island more if went to Golf Course. Feel unsafe on our roads on bicycle - would love to see cross island trail that was bikeable.Most off island trips are for errands so bussing isn't always an option - used Car2Go regularly until the cancelled parking in HSB.
I would have preferred (support for active modes) walking & biking to be separate questions. Walking: extremely satisfied. Biking: dissatisfied (I don't recall seeing any bike friendly trails or roads). Also, the public transportation greatly varies in quality coming to and from Horseshoe Bay. If going into town it's ok. Coming back to Bowen it is extremely unreliable. Downtown busses (257) frequently pass bus stops when full, extending traveling time significantly.

Private Vehicles is a must have on Bowen Island and off-island transportation.

Safe commuter bike lanes

Miss the use of cars to go option in Horseshoe Bay. Not a municipal area but would have used to reduce my emissions.

Design the Cove to keep traffic moving more smoothly - esp during the off loading of the ferry!

Our off island travel is too disjointed, irregular and often involves large loads, so alternates to personal transport impractical. Each of the bus services should meet every ferry.

Make Snug Cove safer for pedestrians. Bike/walk path across island.

None at this time

We will be getting either a hybrid or electric car in the near future.

my 6k commute can take 45 minutes by bus- why I drive. Sidewalks! Sidewalks! Sidewalks!

don't drive or own car. hate breathing emissions in the cove, particularly propane

Keep working on increasing safety and convenience for human powered transportation, on Island and with BC Ferries.

I understood that the largest source of GHG was not private vehicles it was the ferry itself.

Speed limit enforcement on this island is a joke. We need trails for bikes and walkers.

Build a bridge to the island!!

When I go to town it is with children and to complete many errands. Only a car will work.

Our situation is such that we need a car. If that were to change, I would be open to using more public transit.

Buses need to connect to whole island. There are so many seniors without the means to leave their isolation. Also the roads are not safe for walkers or bikers. My children want to bike to school but it's too risky.

Yes

I know the survey said no identifying info but.. I live in Queen Charlotte heights. There is no bus service here. Given the steepness of the road, car is the only viable means of transportation that is reasonably rapid.

Sidewalks along the edge of cross island road would be welcomed

I love the bus and would use it more [especially on the weekends] if the schedule were better. Also, if you keep that "every 2 hour" schedule on the weekend, please at least create a schedule that is easy to read!

This is where we fall down. We need much much better foot and bike routes across and throughout Bowen.

We need to have better walking trails/paths on major roads

Need vehicle for in-town shopping, a biweekly shopping in town is less expensive overall and more selection.
Every time you repair a stretch of road, please add a pedestrian/bike path. Have more bike safety sessions for kids - BICS did one this year. Help high school students advocate for more transportation options to the three very different public high schools in West Vancouver.

We have not had a Vehicle in 8 years. After moving to Bowen we discovered we will need to purchase one again. Within the limited population, not much can be done to compete with big city transit availability. That said, I love how scooters and motorcycles are used by lots on the island and are provided free parking at the ferry. this is the low impact vehicle we will be going with.

lack of transit to Cates Hill makes cars a requirement,. limited and unreliable parking makes driving onto ferry a default option

I dont understand the question regarding 'active modes' if your question is not clear to dumbdumbs like me, you'll not collect useful data

Ferry marshalling needs attention. More enforcement required for drivers parked on cross hatched areas.

Kudos to Peter King for a great service. I am a regular user of his bus to and from downtown Vancouver.

Waiting for ferry in line is extremely frustrating with with cars blocking line up movement.

Alternative transportation doesn't work if you need to transport purchases back to the island.

If cycling was safe I'd allow my children to ride to school. Now I drive them. I'd also like to ride to the cove on fair weather days.

Need schedules to be harmonized and need on island bus schedules to be published and adhered to. Need a bus to Cowan Point.

would like the #257 Bus to always wait for Bowen passengers at Horseshoe Bay. Would also like integration of through fares and payment cards (BCF Experience & Translink Compass cards). Why do I need 2 cards? Why do I have to pay 2 fares?

Only drive to beget groceries otherwise walk

My discontent with pedestrian & cyclists routes in is regards to the lack of availability of space on the side of the main roads (Bowen Bay, Adams, Grafton, MtGardener)

Merge the school bus and Transil systems. Improve access to under serviced areas.

Consult with Car2Go to get them to return to Horseshoe Bay!

While I agree that GHG emissions are caused in large part by private vehicles, I refer back to my comment on on the carbon footprint of the green-waste collection service currently in place. So I don't feel the first part of Question 15 can be simply a YES/NO answer

The water taxi and Peter King bus are wonderful. We need more progressive solutions like these! We want to get out of our car, but often can't due to connections that don't work.

bus routes are too restrictive.

Am limited in the distance that I am able to walk without +++ pain

Sidewalks needed up Miller?

Who wrote this survey? David Suzuki?

Generally I think Bowen is attempting to support various ways of commuting/connections to lower mainland. the more possible this is - from various spots on the island - the fewer vehicles needed. I'd be keen to see Electric vehicles on Bowen with a charging station.

I only go into the city about once every 10 days on a large loop of errands and therefore need a vehicle
We should have an electric car charging area in the cove and premium parking spaces for EV’s. Also a covered moped/motorcycle parking area (with electrical charging) would be very valuable for commuters.

Provide a biking and walking option and people will use it. Quit wasting money on liftstop.

I cannot imagine how the calculation was done to make the first statement in #15 above.

Narrow shoulder less roads are unsafe for pedestrians and cyclists. I would love to see a subsidy to keep the taxi running in the daytime. Off island my car is the go to mode because walking on, as a cane using senior with health issues is the only choice. Apparently if I give BC Ferries a day’s notice, I could have help getting to the ferry. Imagine the outrage if airports had that policy.

Peter's bus is AWESOME. It is of immeasurable value to me as a commuter to downtown (including the returning water taxi connection). If I have to travel to North / West Vancouver or Burnaby, etc however the options are dismal.

Would like to be able to bike safely around Bowen. Also, Peter’s bus has been great for getting into the city. But I don’t commute, used it for workshops and errands.

We live on an island with a very limited tax base. How can anyone expect to be able to reduce the use of a person vehicle more than they already have? Just exactly how are you going to be able to make going to kids sports events or doing a big grocery shop more "seamless or easier"? The Municipality cannot afford to be all things to all people.

Need an express bus to Upper Lonsdale from HSB. The hospital, doctors, specialists, banking, legal, shopping, etc. in Upper Lonsdale makes for a lot of sense to have an express bus there. The connection from Park Royal is very poor. Will take my car rather than make that poor connection. Maybe all that is needed is co-ordination between the two bus routes.

Our road infrastructure considers pedestrians and cyclists third-class citizens; the needs of anything other than vehicles/drivers seem barely acknowledged when changes and improvements are made such as the hillside by the school. Three cheers for the heroic efforts underway to fund and implement the cross-island multi-use pathway, allow spaces for cyclists here and there, and fixing the nightmare that is Cardena Road. Give those people who are doing that medals.

Coordination between BC Ferries and Translink leaves a lot to be desired. Also there should be a direct bus service to North Vancouver.

Throughout metro Vancouver when filling out surveys on transport I have a real beef with the notion that if we provide more transit everyone will use it. The problem is that I have a large dog that may be allowed on the Bowen buses but definitely not on the mainland. I’m also often bringing around more stuff with me than I can practically carry on the bus. It just isn’t practical.

lets face it - its hard getting off and on island. Timing is always an issue. miss the ferry and you are out of luck for hours of time. the water taxi is convenient - there should be more support for this so they can have secure runs down town or to Vanier park as an option. More frequent travel times and less cost would be ideal. Perhaps Munciple or government grants could be given to helps sustain water taxi’s for the island as its a brilliant way to get off island and do business, shop or have a night out without feeling cut off or dependent on the ferry. How about 2 Ferrys???
There should be bus service to ALL main areas of the island during the week...why is Mount Gardner area not serviced?

Bicycling and walking across island are dangerous.

Peter's bus has been a "sea change" for me as a commuter, although it doesn't solve everything. I think we need to implement a passenger only ferry or more frequent water taxi (e.g., SeaBus-like) services during commuter hours AND link these up to on-island transportation. Also, realistically many people are going to have to drive to the cove for a while yet, and we need to have a better commuter parking solution (including covered places for bikes/scooters, better sidewalks and lighting for getting too/from commuter parking).

get the ferry marshalling fixed already. It's the 21st century and we are still sitting in the dark ages with the way it is now

No sidewalks.

"More seamless and easier to use" are the key words in the preceding question.

I think your stats are skewed. My understanding was that the ferry is the biggest contributor.

No

Bus meeting later commuter ferries would be good. Bus not affordable as its only short trips, so I hitchhike instead. Really need better sidewalks for walking. Walking at night is so dangerous.

Love the variety of options off island especially services like BLAST water taxi - need to do everything we can to support all transportation options.

Increase weekend bus service on island.

Buses from Vancouver to HSB are very infrequent in the evenings making it difficult and very slow getting to the ferry, and sometimes missing the last ferry.
Q20: Do you have further feedback on Emergency Preparedness?

Answered: 149 Skipped: 459

1. It should be a condition of an occupancy permit that there be backup heating systems and water storage for all residences.

2. Yes, I would like there to be more info available, more opportunities to attend a physical meeting about it and more opportunity to purchase emergency kits.

3. What is the plan? It's unknown to the general population. What is established other than we may get a text (if cell towers aren't compromised) from the muni and information about what to have stocked at home? Most people don't have things in place until the emergency happens and without education and community training who can blame them. It going to be a mess. What sort of training does the individuals who are organising thousands of people, animals have? What's our wildfire plan? Earthquakes? Long term power outages? Storms and wind? Terrorism? Being cut off from the mainland? Emergencies at night? People should have some idea of what the plan is. Don't you think? Make contact with a collection of skilled people on the island who have experience and ask for feedback and advice. Shared knowledge and information and have a collection of people who know their roles when things happen and who can deploy right away.

4. No

5. Tried to sign up on the website 2x but unable to? Gave up

6. Constant regular communications and education and online resources would be very helpful. I would like to know more but don't know where to start.

7. I need to get on it!!

8. No

9. No

10. No

11. No

12. How far are you on the NERP system?

13. I know this sounds arrogant, but we can't have smoke detectors with a woodstove. We have a very small house, and take our own safety precautions, mostly by being careful and safe in the way we use the woodstove, which is our only heat source. It's good to be able to rely on our own skills. I feel like BIM could encourage people to be more resourceful, instead of hoping that we'll sign up for programs. When you take people's agency away from them, you also take their willingness to do well, their compassion, their ability, etc. Part of what makes Bowen wonderful is that we're resourceful. We don't need more government involvement in our lives; we need less.

14. One of the main reasons we will be leaving Bowen once the LNG tankers start to pass by is due to safety reasons and quality of life. I did read the literature that Woodfibre LNG recommended to me (Sandia National Laboratories "Guidance of Risk Analysis and Safety Implications of a Large Liquefied Natural Gas (LNG) Spill Over Water") and compared Woodfibre LNG's disaster response plan to the recommendations in this report. Unfortunately, at this time, it does not appear that Woodfibre LNG will be following these safety recommendations e.g. exclusion zones around the LNG Tankers when they pass between Snug Cove/Horseshoe Bay, safe shelters for communities living in LNG Tanker Hazard Zones. It appears that Bowen Island will not be receiving these World Class Safety recommendations. Should an LNG tanker accidentally (collision/grounding) or by intentional
means (terrorism/war) release its LNG cargo as it passes Bowen Island then residents could be exposed to a -162 degree Celsius Methane Vapor Cloud that can travel up to 2 nautical miles from the tanker, the displacement of oxygen, the fiery blast back to the LNG Tanker and then the resultant fires. The LNG Industry recommend building safe shelters for communities living in LNG Tanker Hazard Zones that will provide protection against this disaster.

I am happy about this recent push for emergency preparedness. The emergency notification system, the workshops, the availability of kits, etc. Gets people thinking about it, planning, and motivated to be better prepared and deal with a potential emergency. I do worry about that some areas of the island, like eaglecliff, can't be reached by fire trucks.

I appreciate the work done to improve Emergency Preparedness. Is there enough food supply for the whole community to survive several day in case of natural disaster disconnecting us from the mainland? Is this part of the municipality emergency preparedness?

What is our evacuation plan in case if fire? Yikes!

Thanks for the reminder to get the grab and go bag

We are way better prepared here than we were in town - part of being more independent day to day.

I am so happy to have the new Emergency Preparedness Coordinator working for Bowen Is. The whole Emergency program is doing a great job to get it back up to, and beyond what it was 5 years ago.

Neighbor liaisons needed

I think people should know they need more than a 72 hour kit! And it should not be stored in their home, especially not the basement, which could be inaccessible after an earthquake. They will also need to think of things such as fuel, cash, even extra tarps and duck tape to keep wind and rain out of your home is it’s still suitable as shelter after an earthquake.

We need a boat launch on the west side. Some sort of system where we can launch small boats to evacuate. One road to the cove marina does not help if it's blocked by fire.

Know that information is out there but keep putting off doing anything.

Just that I worry we are not truly prepared for a major forest fire

I was recently involved in a domestic abuse situation and i realized that bowen does not have services to help in that type of situation and i had to go off island to access a transition house. Help needs to be available on island

have a sprinkler system

The municipality has a plan that we look forward to applying
The strata rules are in conflict with the guidelines set out by BIM.

Appreciate the work being done to improve emergency preparedness and education.

I like the new notification system.

It would be good to have more discussion and references for this.

I also have sprinkler system.

Monthly EP educational articles on Muni website and Undercurrent / Facebook would be good. Sharing tips etc.

I only recently found out about Fire Smart. It is an excellent program that the community should adopt. We are at considerable risk for an interface fire.

I question the condition of many of the side roads on Bowen. There seems to be a complete lack of concern that what people are required to drive, on a daily basis are dangerous and not maintained, some not ever!

Bowen Fire Dept EMT should purchase a snowmobile to use to access homes for emergencies when roads are impassible due to snow/ice. Many senior citizens live down side roads that are not plowed. A defib unit on Ecclestone road and Miller is a great idea, but seniors living down Ecclestone and Robert Rd. can't get to it when roads are snowed/iced. Only a snowmobile would allow access for rescue.

This is good work - please carry on raising awareness.

Provincial subsidies for homeowners to clear brush around homes.

Consider support logging on crown lands to create fire breaks. Very disappointed in the uninformed letter to province on logging on crowns lands. We should be working with the province to align our needs rather than fomenting dissent.

I would like help to be better prepared.

Landlords should be more thoroughly scrutinized!!!

We can be restricted in being Fire Smart due to bylaws about cutting trees on road allowances. We should be encouraged to cut these trees, not discouraged, not only for fire safety but road safety and power protection as well. Trees are arguably the biggest hazard on the island and we need to be more realistic about that fact.

I would like to learn more about how we can be prepared for emergencies.

Thanks to everything that has been done lately for emergency preparedness, I feel ready now for emergency.

New to the island and keen to get our family up to speed on emergency preparedness.

Consider first aid supplies that deal with trauma, field dressings, splints, suture kits wound dressings, sterile wound wash, scalpels, forceps, cast material, thermometer, stethoscope, magnifier, tweezers, elastoplast, polisporin, hydrogen peroxide, alcohol, sterile wash, etc. First aid kits are handy for scratches and nicks but nothing serious.

Practical steps such as low cost fire extinguishers would be a good idea.

BIM appears to be paying lip service to this important issue.

in case of an emergency we'll head to BICS to meet up with everyone.
Island-wide earthquake drills would be a good idea. Using earthquake kit information from California (NOT local) is vastly superior to suggestions provided locally.

It seems to be proceeding well.

The Volunteer Fire Department does an outstanding job with community education, especially in the schools.

If there was a large fire how do we get off island. I have a neighbor whose trees touch my house he won't cut them and he won't let me hire someone.

I'm comfortable with this. No need to change it.

we feel prepared and are keen on the Bowen Island Emergency Notification System which we are registered for.

We've only lived here 11 years & have only dealt with power outages snow & ice lack of water in summer.

Need more community neighbourhood involvement. And more accessibility to cpr classes

We also have a sprinkler system in our home. But I should get an earthquake kit -- just haven't done that.

A few years back we had a system of neighbourhood captains, signs for our windows etc, Will we be getting this back?

not sure

Forest fires will become serious threat with a changing climate. Bowen needs its fire protection to be equipped for this

There is no proper communication on ways the municipality will coordinate or communicate information in event of a natural or other disaster. Suggest municipality issues an emergency guide with info on shelter/ meeting points, ways to communicate, emergency services like medical available in event of disaster and that municipality actively canvass great vancouver or provincial for active support for our community in event of disaster incl alternative transportation on and off island, emergency supplies delivery pints, emergency island wide communication new work such as private cellular network for island.

I could use a course on it

Please don't promote noisy generators for power outages. Among a few other things, all one really needs is a wood stove to keep warm. Our neighbour has a very noisy (louder than a lawn mower) generator that automatically turns on during power outages, even when they are not there. On those previously quiet power outage nights, we hear in our bed room. Need to give Fire Department tools to combat fire risk during high fire season, for example people throwing butts from cars, and some contractors (and property owner) continue work with high fire risk activities (eg. Some roofing, other activities with sparks, hot exhaust etc.)

there is also a need for CO detectors

the Feds did a dandy job of isolating us by closing the army base near Chilliwack.
I don't think most people really appreciate the earthquake threat in this region and of how isolating a major event would prove on the island. Somehow this needs to be impressed. There are some good (and rather disturbing) programs, documentaries, that can be quite motivating.

BIM should investigate using world wide GPS mapping App What3Words.
Perhaps articles in the Undercurrent to remind people to prepare an emergency kit and plan would help nudge those of us who are negligent.

Don't need a $3m EC

Everyone needs to know their neighbours.

I worry most about prompt medical attention for family members i.e. Transportation to hospital, lack of doctors/medical facility on island.

This has been lacking for many years. Recent hiring of a dedicated staff is a good step but the fact it has been this neglected is not good

You haven't asked how big my home is so how are you planning to assess these responses. I have 1 smoke detector, are you going to assume I don't have enough? I might, if I have a small house/cabin/apt on the other hand if I live in a 3 bedroom house I wouldn't have enough.

very happy to see the development of the telephone notification system

For emergencies where telephone and cell towers are out, re-establishing/re-directing the use of the siren that used to be here would be very useful for tsunami warnings and in the case of an all out fire or earthquake hazard - we could all learn a simple code - 2 long sounds: tsunami - head of the Hills? 2 short bursts: go to emergency shelter? you get the idea

Hmmm, Im pretty conscious of fire issues so perhaps lve got my own built in Fire Smart program.

Never give a llama wooden matches, even if no obvious strike plate is in sight.

At one stage the NERP system seemed to working well. What happened? Good that Jen is now handling some of that.

I need more help in getting my home prepared better - I have probably missed workshops that have been offered - plse do more community workshops to help us get ready

I’d better get to work!

Provide funding to teach this in pre-school to highschool.

Glad to see that you now have a coordinator position for Emergency Preparedness. Needed caroline seems to have everything needed hear that denise richards etc. are organizing a new program for emergencies

I would like to see the plan to combat a serious interface fire. A couple of summers ago with the drought, there was a real risk of a devastating island wide fire. With climate change that seems more likely to occur than the inevitable earthquake.
Establishing to tunstall bay clubhouse as west side emergency shelter ie with alternative electrical supply, water filtration and backup supply.

I think I need to shape up and get better prepared.

Amanda Ockeleon has been an amazing force of nature teaching the Island and raising awareness in the 9 years we have been here. We really appreciate her work.

For the love of god, don't ban wood stoves. we have used it twice already to keep warm when the power has gone out and we have not lived on Bowen that long.

Like to see more classes available.

The municipality needs to STABILIZE the emergency program. There have been way too many false starts, to the point where I refuse to volunteer until I believe the muni is behind something for the long-term. I've personally wasted a fair amount of effort in participating in past attempts.

Can Cove Bay Water System operate during an extended power outage? In particular, will the storage tanks be kept full of water using emergency generators to power the pumps? Or will the tanks eventually run dry?

no

No, love the new alert system. Nice!

No

we are new the island so we are less familiar with Emergency preparedness.

We need to increase our earthquake resilience significantly and ensure that portable generators are stored in a safe place for an emergency (for ham radios and emergency heath care etc). Long life food and water (for a few hundred days) and mobile water filtration with a power source should be on-island.

I am concerned about medical emergencies. We need a clinic on Bowen, but this Council doesn't see it as a priority. I am hoping a better/more effective Council is voted in next time.

information re evacuation/ meeting point/ street steward

The danger of forest fire on Bowen is extremely high, but the level of forest management (including crown lands) is pitiful to non-existent. The conversation should not be about logging, it should be about how to prevent the island from burning.

Starting to look great! Keep up the good work

The volunteer fire department does an excellent job. (EMS is "provincial")

No

Need some circular roads for exit in case of fire blocking the route out. Ferry could overnight on Bowen for evacuation purposes.

I suspect awareness of FireSmart is very low. Cutting trees on the wildland interface can clash with ideas about "cottage in the woods island character."

More times to get information

The emergency response arrangements do not seem adequate, in my view. It would be almost impossible to evacuate those on the island (residents and visitors) in a timely manner in the event of a fire. If LNG tankers become a feature of Howe Sound marine traffic it will be impossible to provide arrangement to protect the lives of those in vulnerable areas. LNG tankers should be prohibited in Howe Sound.

would be nice if BC Hydro didn't have so many outages on island all the time. Seems like every couple of days some times

this you are doing well, keep up the good work
What about the homeless emergency? Why are we relying on a notification system that requires a functioning cell network? Cell towers are the first to go in an earthquake or fire.

No

A workshop would be helpful - what's good to have in a kit etc

should put more money into it
Q24 Which housing gaps currently exist on the Island?

61 “Other” responses.

1. It is very expensive here but that is due to location, not much else.
2. There are too many seasonally occupied homes on Bowen. Bowen municipal lands Lot 2 and 3 and the Eastern part of Lot 1 should be used for affordable diverse housing.
3. We need to look after the most vulnerable members of our society, disabled and seniors. We are killing our own economy by not having a place for employees to live and work. Look at whistler people need basic housing if we are to pay minimum wage
4. Housing to own on bowen will likely never again be affordable, so we should at least offer affordable rentals.
5. The lack of housing got workers means there is no one abailanlr yo nuilf houses
6. There should probably be more checks in some of these empty boxes. I checked the ones I was most aware of.
7. More density close to transportation eg Snug Cove
8. Loss of rental to bed and breakfast created a problem
9. Smaller homes
10. Transition housing for those fleeing violence
11. Bowen is only accessible by an expensive ferry. Most services are more expensive because we are an Island. No one can define "affordable". It is never going to be "affordable"
12. Tourist housing - NO campground
13. Coachhouses, Suites, Detached suites
14. B&B. And money laundering have altered everything in housing, this should have been corrected 40 years ago but the politicians benefited from the price increases and so ignored it.
15. Apartments, townhouses, condos needed
16. Multi-family housing - townhouses, condos, etc.
17. This is not just an island problem -- it is pretty much GVRD side. Moving to the smaller towns in B.C. might mitigate some of the problem if the population were willing and services etc. were available. Willingness to live 'without a seaview or away from waterfront would certainly make land much more affordable or co-op housing.
18. Alternative housing options -- tiny houses, multi-family dwellings, etc.
19. We do need space for overnight emergency / cold weather m shelter
20. Multi-family units.
21. We regret that we are unaware which gaps exist, but these are our thoughts from what we have heard
22. I don't feel there is any housing available, rentals are almost inexistant or not affordable. Home ownership is not affordable for couples that work on the island. 13$ an hour for work on Bowen doesn't make it possible to buy a house on Bowen
23. Available rentals
24. Provision for municipality to offer long term leases for rental and sale of a diversity of below market housing. Lot 2 and adjacent surplus lands are the only sites that can provide a significant residents close to the Cove. Time for our muni to do what the Grafton Lake developers did and engage our community in planning these sites rather than a peace meal, ad hoc Lake process.
25. Temporary shelter during severe weather
26. Rental of the old cabins in the Cove
27. Multi-residential units (apartments, condos, townhouses, etc.)
28. Developers say they build affordable but then it becomes regular market price.
The bed & breakfast’s here are way out of line!!

diversity in housing stock

Multi family dwellings (e.g. townhouses, apartments)

long term rental stock generally low, diversity in housing options low

Boat dwellings in Deep Bay

assisted care

not sure how the last two choices on the previous question were different. It almost feels like this is a trick question....how can anyone think there is enough affordable housing on Bowen???

employee housing is a huge need

Nursing homes for long time Bowen residents.

Smaller homes allowing people to downsize when they no longer need the space.

Low income Housing for people with a disability ( not just physical ).

Diverse housing: apartment, condo, townhouse, co-op

Unaffordable housing

Vancouver is expensive. Bowen is expensive. I dont know if we are entitled to cheap housing

Housing for singles in all age groups

Housing for people with non-physical disabilities i.e. a housing and support or mentoring program.

Bowen Island should be ashamed of the lack of affordable housing is available for those who need it most.

Available rentals (llama friendly).

Emergency sheltering for the homeless

affordable homes for singles

We also need a homeless shelter with support to transition into permanent housing

low income, no income, seniors, disabled, a moratorium on any more air b and b's for 5 years, constant threat to long term and low paying renters renters

Purpose built rental units to afford stability.

Need greater density on existing residential lots

Traffic in the Cove now is a disaster waiting to happen

We are not responsible to provide housing for people who decide to move here- we need to take care of those here first and regular municipal expenses priority

We need a mix for all walks of life, families and ages, plus density in the cove where it's appropriate.

Those that accept pets even though landlords can’t discriminate they still do

We need some gated exclusive neighborhoods

Downsizing families

Housing for teenagers as they leave home. There should be some special provision for this.

I don't know the situation with accessible housing, and there is a problem if housing initiatives create unacceptable density. Maybe we need another village area on the West side, and a new look at density.

Tiny Homes
Q25 Which housing types are needed on the Island?

87 “Other” responses.

1  Apartments in the cove
2  mixture of cost effective building types close to the Cove without expensive or onerous parking requirements
3  Senior housing
4  Apartments
5  Apartment or condo type housing
6  Affordable rental - rates tied to income.
7  Apartments (why is this category missing in the list?)
8  Trailer park
9  Small homes with 2 bedroom, or garden style apartments
10 nice and dandy to talk about housing type: it all depends on septic availability of septic and it is quite expensive
11 co-ops, single room like above the store
12 The metro lands in the north side of Hobrtnmreny Toad shoud by made avaianlr for at least apartment builfings for affordable housing
13 ranchers on medium sized lot
14 Only for seniors
15 Not sure
16 affordable co-housing would be amazing
17 Non profit rental housing
18 employee housing, senior housing
19 townhouses
20 townhouses
21 Need places young employed persons can start renting
22 Densify the cove. Studios & storefronts at grade with suites above.
23 Apartments
24 transition housing for those fleeing violence
25 Coach-houses
26 Belteta is a great concept, but unfort, when we moved to Bowen, there weren't units with 3 bedrooms available.
27 Cluster Housing; Co-operative Housing (rental); more Co-housing (owned)
28 Trailer park
29 We need to house our staff for business or we will not have those services available on island
30 Rental, social, and seniors housing
31 Rental apartment buildings
32 Multi unit developments such as high density three story maximum townhome style housing
33 Condos, apartments and townhouses
34 Generally, as long as it is warm, dry, and safe, I am for it.
35 Co-ops, multi unit options well designed in keeping with community
36 Below market housing.
37 S
High end seniors' home to provide continuum of care, from minimal to accuse. City, a camping site.

Apartments

Apartment/condominium style housing

Seniors and true co-ops so the prices stay low

detached secondary dwellings on all single family lots

I think that we need an area for employee housing with affordable rent. Affordable housing is not possible living so close to Vancouver. I also think people need to realize that the day if $500 a month rent no longer exists. We need a couple of attractive multi-unit complexes with lower rent for those who work on the island.

Apartments

Also townhouses, apartments

townhouse courts

Modular prefab houses with zero lot lines and shared common services.

Cooperative housing on acreage to support self reliance

Condos

Air BnB should be heavily regulated if we aren’t to lose all our rental pool

don’t know

Mobile homes!! We should have a trailer park. A mix of housing is needed if we want to retain any economic diversity on the island

Townhouses

don’t know

Trailer park

housing for people who are homeless and also social housing (housing for abused women or children, group homes)

Secondary houses on acreage lots

cottage houses are very adaptable and a private option for rental owners

Llama stables

No Secondary suites

don’t know

small boat houses, moveable houses/trailers

mobile home park

Co-op housing model

small module homes and trailer park and small apartments, accessible for mobility issues

attached multi-family should be limited to seniors and caretakers

a trailer park is the only affordable option

Detached multi-family houses

mobile home park

if at all

Duplex, multi family, multi use, small detached, all in the cove.

Perhaps a co-housing setup with small detached houses and a common area

I don’t think it is our obligation to fund housing

Affordable, mixed-use, work-live
Trailers should be allowed
co-housing and co-op housing
Prefabricated, offsite manufactured, houseboats, mobile homes, semi permanent dwellings (1-3 years).

Condos and housing solutions for seniors
Low Rise MURB, townhomes, row housing, quadplex. Tiny homes do not support economies of scale needed for affordability.
The suggested types fail to cover the possibilities. You probably need to ask which housing types are not desired, too.

Homeless shelter
Condos in the cove
Apartments
mobile homes
Small rentals
**Q26 What are the top three housing challenges faced by the Island?**

39 “Other” responses.

1. We could have had all we needed if the Neighborhood plan had been accepted
2. Not sure
3. Long term rentals
4. The market will determine housing types
5. Possibility of co-op sharing of home purchases is a viable promotion!
6. The housing market in Vancouver and now Bowen is much too high, and young families are hard pressed to buy.
7. If you have diverse housing you would address most other issues such as housing for senior, people with disabilities
8. Also the number of times people have to move because rental is being changed to Airbnb
9. Lack of political and community will/effort
10. The west coast is one of the most desirable places in the world to live. Pressure on housing costs is beyond our local control.
11. Lack of Council expertise and staff time to research what works
12. Really difficult to pick ONLY 3!
13. Developers get high density then after the first sale the homes are high market prices
14. WAY too many Airbnb’s! We have 5 in our small neighbourhood in the summer and I really don’t like the constant rotation of visitors or guests/people we don’t know in and out of our neighbourhood
15. Are you kidding me?? these are ALL important
16. Lack of low carbon footprint options for housing
17. This was tough to limit to three. I would have added rental and seniors, and different housing types.
18. Low on island incomes. Housing prices are dictated by the market and the gvrdf is an affluent market
19. Proximity to the insanity of the Vancouver housing market
20. Constantly changing needs are difficult to balance
21. Diverse housing: apartment, condo, townhouse, co-op
22. These are challenges. I would like the island to support long term residents who are having trouble adjusting to the change in market conditions, as this is their home. I don’t know how to solve this, short of discriminatory practices
23. Limiting responses to top 3 is ridiculous and evidence of how little the muni understands the many issues we face right now
24. Don’t know
25. Too many absentee owner vacation rentals
26. The high cost of housing is the root of all the other problems
27. If we want to have restaurants pubs grocery stores, we need to ensure there is housing for employees. Seniors need to assured there is adequate housing for them rather than having to move off island.
28. Don’t see any significant challenges
29. Homelessness (llamas).
30. Would have liked to tick large (10 acre) lots and low density
31. Don’t know
32 don’t blame Air BnB for the rental problem. The many seasonal homes that there was no market for many years have now become valuable and sold for new families eliminating many long term rentals
33 Cove traffic is often crazy and more homes being planned, heaven help us all
34 all of the above!!
35 Too restrictive to be meaningful. Mre than 3 choices needed
36 all of the above
37 Including for retirees to age in place on island
38 Lack of inventory
39 The selections are not independent. Transportation availability is a problem, as is insecurity of tenure.
Q 33: Do you have any further feedback on Housing on Bowen Island?

Answered: 255 Skipped: 353

1. Concentrate new building in the cove. allow/encourage secondary suites in existing homes on the island. Use lots that have already been logged and cleared first, and then assess further need. Bellringer parking lot, seniors lane lot, the clearing towards the gas station and the childrens center, the lots around the seniors center on Miller rd. Thats plenty to work on for now.

2. Taxing the hell out of the rich part time people would be a start!

3. At this point of our affordable housing crisis I wish, that people in my boots would have the power to stop the muni from building everything until affordable houses are build. If we, your people get affordable places to live, then muni could continue building their crap/unimportant stuffs.

4. There is a huge divide between those who are 'home secure' and those who are not. Municipal lands should be developed for the benefit of the latter group, not sold off for single family or even duplexes. There is actually plenty of housing on Bowen, but increasingly it is inaccessible. There are far too many instances of people living in illegal, substandard conditions. We have had 6 requests from friends and acquaintances to 'move in'- in a trailer, share the house, put up a 'tiny house' or whatever. ALL these people are home insecure. Over the years we have housed a number of people (8) for periods up to 2 years.

5. I think the rental crisis is caused by profit taking and an increase of full-time residents moving here because Bowen is more affordable than other cities. Making it easier to add secondary suites as potential rental income will help the housing on Bowen

6. I don't think an island can solve all housing needs, but I do think - where possible- we should have some affordable houses for workers on the island. Anything more is not practical based on ferry costs alone. Without meaning to sound elitist, not everyone gets to live anywhere. Depending on your circumstances you need to choose the place you can afford to live in.

7. Not a problem for me personally, but I fear for businesses that cannot find employees due to lack of houses for them. As I age, I will want to live in something other than a single family dwelling but there are very few options. Situation with Bowen Court is terrible too! Islanders should have priority there but I hear it has turned into a "who you know" application process. Not right!

8. We need more rentals available and be reasonably affordable too. I personally know of far too many people that were forced to leave the island as there was no where to rent. With the lack of rental inventory, the rents go up dramatically. I believe the reverse could be true if we could increase the inventory and costs could correct themselves.

9. We need first and foremost to set up a Homeless Shelter. More Homeless people will come here because it "is" a safe and kindhearted community to live and word does get out about us.

10. The fact that West Van has a trailer park at Capilano and we don't is absurd

11. Unless someone like you cares an awful lot, nothing is going to change. It's not. dr. Seuss

12. Questions in this section are not neutral and seem to be designed to conclude that BIM needs to do more on affordable housing. The issue is important but it is primarily a provincial responsibility. I want my municipality to spend our taxpayer's dollars on a much broader range of issues: providing good services and safety come first.
Need careful review of zoning for multi-family opportunities in areas close to the Cove. Also options for housing types like 50/50 duplexes in areas away from the cove. 

Too many acreage lots with single homes, too many expensive homes, virtually no senior homes or options for those who need suitable homes in their senior years. 

Pool of quality, affordable, secure, family and senior rental is needed.

Acute lack of small homes on one level. Needed by seniors, and for a very long time.

I said that province is responsible for housing - by that I meant financially. But I believe that BIM is also responsible for ensuring that developments (or better-yet, re-developments only, since we can hardly spare anymore wilderness being removed if we want to keep our ecosystem in tact)... are mostly or entirely low-cost housing.

We are a family that moved from a detached home in town. We downgraded to a small cabin. We have every thing we need/desire and consider ourselves very lucky to be living here. We do understand that our rent expense could increase significantly in the near future based on the current housing situation and are prepared to either pay more or move off island. However, we are lucky to have the option of being able to move back to town.

You cannot control the high cost of real estate but you can start building low cost rentals to improve the situation for lower income people.

It seems that creating a variety of housing roles could solve many of the other issues, eg housing for employees, seniors, people with Davies, all kinds of lower income people. I'm not a fan of the trailer park idea, but mini/modular homes, secondary suites, duplexes, small apartment buildings, all sound good!

Cooperative housing is a wonderful solution for the housing challenges currently faced here on Bowen and in the Lower Mainland.

I don't believe I should subsidize employee housing but I believe there should be rentals available for those working the low paying jobs. The problem is is that the price of homes to buy and rent is too high. And low paying jobs cannot find anywhere to live. We are a bedroom community of metro Vancouver and this is a big problem as some the elderly low income and the sick are unable to commute for the services in metro Vancouver. The trades that work on Island are run off their feet and once again a lot of the workers are coming from off island to work for the day and then leave. It was a big mistake the Cape development. The developers offered so much in their plans it would have solved a great deal of the problems on the island. Now we have a high end housing development that only satisfies the very wealthy. I have been on the island since a child and have grown up exploring the Cape. I was sad it was to be developed but what happened is a disaster. I hope the next time a gift is given for parks,low cost housing ,road development, fire hall,senior housing and jobs council listens and works with the developer and try to get the plan which will satisfy all. Because the land will be developed the owner does not want it to sit and pay taxes on it.

I’d like to see more affordable housing - whatever that is - so Bowen doesn’t become a haven for the rich. But I don’t like to see a developer get to make money without sharing it with the muni when he gets to subdivide a single house lot, to get a rezoning to turn it into a duplex. The duplex is a great idea - but he is making extra $$ by the rezoning. I wouldn’t mind it the muni got a share of that - it could go to affordable housing!
Life on Bowen is expensive, not only because of housing prices but because of transportation costs, food cost etc. At this point, all cheaper housing will do is attract people who actually won't be able to afford to live on Bowen anyway.

As a senior I would love to be able to stay on Bowen as my needs increase, and for that I would need assisted living, moving on to a care centre of some kind. For the past 2 years, my occupancy has happened to become more secure. In the 9 years previous, I was well aware that if I couldn't continue where I was, I could not afford to live on Bowen.

I would like to down size but there is nothing available. We do need a variety of different types of housing available to locals on the island.....apartments, tiny homes, and townhouses on Bowen. I don't believe that short term rentals (B & B style - not full house) makes a difference in the housing market on Bowen as I think that most of those people would not rent out their rooms or part of their houses full time to residents. Having rented out my house for a few years when I moved off island, I can honestly say that I wouldn't do that again unless I had to. The BC Tenants Act is way too wishy washy for me! I think the municipality should use some of the surplus lands and work with a local developer to build a variety of different style housing that would allow the workers in the local businesses a place to live and seniors who wish to downsize. I also think that Bowen needs another Bowen Court style place for its seniors - not a co-op that selects people from off island.

I am new to the island and consider myself very lucky to have found a nice rental that I like. I would like to move towards a less precarious housing situation soon but as a single individual, home ownership is not an option and will not be unless creative housing solutions come up. Coop housing, tiny houses, affordable condos are the solutions I am looking for to have a secure future on the island. I do not wish to rent all my life and will have to leave the island if affordable home ownership solutions do not exist in a couple of years. I hope I can stay here.

Difficult for Seniors to downsize on Bowen - little availability Very important tough and controversial. Must be certain to have enough good water and services to support the additional population increase from growth. If not please slow down. Water and food security need to be looked at in terms of island sustainability as well as new housing units.

There is no one right answer. Instead of being locked into what Bowen used to be, we need to get real. We need housing NOW for employees and for people being forced off island because of lack of affordable housing. We're losing the very people that help all of us live with a high quality of life. NIMBY just isn't acceptable. If the OCP is in the way, we need to change it so that though our values remain reflected, how we achieve our vision of life on Bowen is more open.

I support conciencious development that supports the current housing needs, but also keeps the integrity of Bowen's forests and green spaces. I do NOT want urban sprawl to come here.

Municipality needs to deal with issue of short term b&b rentals - they have resulted in less long term rental availability. Short term rentals also create a number of problems for the on island community.
Lack of affordable housing is a much bigger than Bowen issue - we should proceed in a measured way to add diversity of affordable options.

we need more sml apartments for seniors.

In the last ten years, we have talked about this issue endlessly, but done nothing!

We need housing solutions now!! Not 5 years from now. We're a small, passionate community with many talented people, let's e nimble and innovate. Let's look at the best in the world and do it here.

I think the words “affordable housing” need to be defined and made clear by the planners on the Island. Developers seem to have a different definition than most of the people I know.

Consider more cohousing options, or co-op housing.

I feel very fortunate to be in one of the new homes on Rivendell Drive.

Concentrate on affordable housing (i.e. lots that are not expensive to build on) that are able to connect to the municipal sewer, that allow for some rentals and are close to the Cove for reducing use of cars. Lot 1, Area 1 is perfect for this type of use.

Will the parking and ferry traffic become worse? Most likely

Bowen Island missed an opportunity by not working with the owners of Cape Roger Curtis. I hope that we will not discourage future developers to develop diverse housing types.

Tiny houses, or allowing secondary suites on lots under an acre would be helpful. Allowing people to rent out for short-term rentals is important as well for people trying to pay high mortgages/support Bowen tourism.

I am lucky and got into the housing market “at just the right time”. If I didn’t, my answers to my own housing situation would be very different.

I am building a fairly large house and would like to be able to have a full-time, long-term suite for a "local"

Love the island but we do focus on the ultra wealthy while pretending to be the inclusive community. Stop listening to the vocal minority and just look at the actual people who live here, super old and fairly young not much in the middle so smaller more affordable is common sense. It’s not the 70-80-90s we are a bedroom community and that’s ok, be proud of it, stop trying to prove that change and embrace it

I will be forced to move from island as affordability is a concern.

Affordable and Diverse housing NOW please

As I’m 65, I’m thinking about my future on Bowen. Accessibility to my house (stairs) could become an issue and if I couldn’t drive, that could be an issue. I have a 25 minute walk to the Cove which is fine now but the uphill walk home could become an problematic as I age. I don’t know where I would live on Bowen as the house would have to be accessible, affordable and on the bus route.

You can’t meet everyone’s needs on Bowen - nor can other communities.

As a community we are losing important diverse parts of our community who can’t find rental housing here. That’s a shame....We've become a community of "have’s" which doesn't include "have not’s"....That’s a shame....

Many of the problems described above have really had feasible solutions for many, many years. True community spirit would go a long way towards immediate and permanent solutions.
We will need senior housing options when the time comes. We would like to stay on Bowen instead of being forced to move.

Housing for all income levels is the foundation of a healthy diverse community. We have sat on our hands on this issue.

It appears that there is a need for purpose built rentals. I am against attempting to legislate homeowners into having to share their homes with long term tenants.

We need lower income rental and home ownership housing and seniors housing.

We need more cluster housing with larger green spaces; co-operative housing both rental and owned.

I am close to seventy and may need alternate housing in the next ten years because of mobility issues so diverse housing would be a nice option other than moving off island.

Private developers should be allowed to create high density developments selectively to allow affordable rental stock.

Need more rental housing and limit short term rentals like air b&b.

More coop housing needed - See Europe. Bowen needs to be inventive and cutting edge with new concepts.

Houses crammed on smaller lots would spoil the character of the Island and make the Island seem too urban. Care needs to be taken not to spoil the character of neighbourhoods. Increased density can bring a multiplicity of problems.

Affordable housing is a non-starter. No one is entitled to live here. I work 3 jobs to afford my house (not ideal but it is what it is) and others can do the same if they want to live here. If I went to West Van, Pt. Grey, etc., saying I was entitled to live there for whatever reason and was entitled to affordable housing, I would be quickly escorted out. We do not owe people the opportunity to live anywhere, they need to make it work for themselves. The only thing that the Municipality should/could do is be more amenable to multi-family units (ie apartments) and maybe be more open-minded to things like tiny houses (even not on a foundation) and trailer parks. Having to own an acre or more of land to add a secondary suite is extremely prohibitive and questionable especially when next door to Vancouver that encourages laneway houses, etc. on normal city sized lots. Also, there are too many large houses on large lots. Smaller pockets of densification makes sense economically and environmentally.

If I were to move it would be to a single level home but not a smaller home or property.

We need to address staff housing issues or we will not have businesses on island.

Short term vacation rentals must be better regulated. Employee housing/affordable rentals important to island economy.

Must make sure that Bowen population has affordable housing so younger generation has a chance to remain. Only the wealthy will be left.

There is obviously a need to increase density but not at the expense of the character of the island. A few townhouse complexes, a few low rise rise buildings in the cove, and small lot homes would help. But we don’t want to see the island become yet another suburb of Vancouver where houses have laneways and basement suites so 4families are in one home.

Rental apartment complex needed.

Bowen muni should not provide housing! They should provide zoning which will allow private business to provide housing.

I sure do. There is a desperate immediate need for the Muni to act to provide affordable housing NOW. Failure to act will affect the community negatively for a long time. I especially favour the provision of tiny homes, both on existing larger (1 acre+) lots and as a group of tiny
homes on single larger lots (e.g. 3-10 acres). BIM needs to cut the red tape and the restrictions that are inhibiting this immediately.

86  no
87  Allow immediate subdivisions of larger properties for new housing, reclaim Cowan Water under muni, clear red tape for the uncertainty of subdivisions and construction.
88  no
89  I would like to see this as a priority for council.
90  Not sure why this series of questions is on this list? I do not see this as needed as a priority of the BIM. Set up flexible zoning and let the market take care of housing
91  Services such as groceries need to be distributed throughout the island in order to promote neighbourhoods and take pressure off the cove.
92  Many folks greatly rely on seasonal rentals in order to make ends meet and to be able to afford the housing that they are in. Also many rooms that are rented for seasonal housing or not suitable for long-term rentals. I feel very strongly that we should not limit seasonal rentals on island
93  Talking bout this isn’t enough. Action is needed. Private developers will do this if the incentives are there.
94  Explain Bowen Court. Is it private or subsidized. If the latter, then it is not fairly run.
95  Moving off Island is my goal; so dissatisfied ans disappointed
96  We are very grateful to Bowen Island Properties to providing the last possible housing option in our price range. We need more housing options for people in the middle and lower classes. Even though this house will be in our price range, it is at the very top of our house range and we will be house poor for years to come.
97  We need higher density areas, ideally with access to a few amenities. In addition to diversity and potentially increased affordability, these areas can be better managed for emergencies. Mega-mansions on large lots has to be the dumbest housing strategy on the planet. Both short and long term rentals are important to the community but an end must come to the buying of multiple properties solely for short-term rentals. All rentals (whether short or long term) need to have readily available property representatives to deal with problems.
98  I would love to buy but the market is out of reach. Affordable housing like they do in whistler to accommodate locals
99  We would only move if there was something affordable to buy.
100 We need housing for everyone in order to be a vibrant and diverse community.
101 Get rid of air b&bs
102 A good model for deliberation/communication process is the Grafton development run by John Reid. I feel that generally, the discussions about how to provide more affordable housing, and what types are most needed, are dominated by a few partisan individuals. A huge range of needs have been mentioned, but these are anecdotal. Worse, the proposed solutions are often asserted rather than backed up. So thanks for this survey!!! I would like to see a good collection of facts and figures with some interpretation assistance.
103 Bo
104 Due to the lack of affordable rentals and very expensive houses, we will have to move off island in the near future. We both work on the island
105 The lack of rental accommodation will continue so long as the Residential Tenancy Branch exists and continues to discourage owners from renting their homes. Their rigidity and bias toward tenants, however terrible, act as disincentives for landlords. Even with the current
fairly high rents that they could collect, owners prefer not to rent. Someone should ask why that is.

106 It would make sense to focus housing density in the Cove...close to transportation and amenities.

107 As new first time home owners we need to rent our place occasionally to air bnb guests. If we aren’t able to occasionally rent our place out with air bnb we will be in real peril

108 By the time muni does anything about affordable housing, the problem will have disappeared because those who need it will have left. Shame on you for not acting. Too many wealthy retirees and highly paid consultants who don’t have to work in town on council and advisory groups - privileged elites overrepresented, don’t really get the problems others have. Toxic combination of amateurism and smug belief in their superior judgement on too many advisory groups - EDC and BIMTAC/BIMFAC most of all.

109 no

110 Please take care to assess the real issues behind housing and do not fall prey to those who expect 4 beds and 3 acres for 240,000 dollars. Diversity of housing stock is a huge problem, and rental affordability. That some people can't afford 4 acres is not a tragedy.

111 The original Roger Curtis development plan included a continuum of care seniors facility. This is urgently required to reduce the number of 70 + year olds who find it necessary to leave their friends and the Island.

112 Being a small, idyllic island, it will always be impossible to house all who would like to live here, but we can certainly do better than we are now, especially for long time residents and seniors.

113 No

114 Short term rentals are important to the local economy. Encouraging visitors to stay overnight helps many different types of local businesses and allows homeowners to afford to stay in their home in this expensive market. However, short term "businesses" should not be allowed (ie people who buy up several properties solely to rent them short term). Short term rentals should be limited to an owner's principal property (NOT residence) and should be supervised at all times. In other words, if a property owner wants to create a few cabins/suites on their principal property to rent short term, they should be permitted to do so with the proviso that someone is readily available to deal with issues such as noise. Home owners should not be "forced" into long term rentals to afford their home due to restrictive regulations. Long term rentals have several pitfalls and the biggest thing local government(s) could do is to lobby the Provincial Government to overhaul the Residential Tenancy Act that is the biggest hindrance in encouraging long term rentals.

115 Lots over 1/2 acre, with appropriate septic systems, should be allowed to have a second small house (under 1000 sq ft) Our children cannot afford to buy anything in the lower mainland. Allowing a second home on a 1/2 acre lot would allow for home ownership among the millennial generation. I know second homes are allowed on 1 acre + lots, but how many people on Bowen own that kind of land?

116 too many airbnb units

117 I would like to understand better what forms of housing are working for the low-income people who live on the island, and how to replicate them.

118 Combine senior and employee housing - similar to that of senior and university housing in other countries. Employees live for less but provide companionship and possibly minor maintenance. Keeps the expenses down for both groups
I know too many good people living on the edges of security... in various ways related to their housing needs. Most of them have children and jobs.

It should be illegal to not allow pets in rental properties. Pets are a part of the family.

Water and sewage are issues that are ignored. The graftin lake development jeopardizes our drinking water. No one cares

No

Too many air bnb’s on bowen.

Municipal governments can and should make zoning changes to help private sector investing in market housing. It is NOT the job of a municipality to build, own, or service housing for individuals. Council and some vocal citizens keep trying to make Bowen municipality into landlords. It is a Provincial matter, not municipal.

Our housing is fine. Lots of people on island who own homes are fine. But we have a huge and growing shortage of affordable homeownership, rental housing diversity, diverse housing in proximity to the Cove.

Your Question 2 “Do we need more housing...” is poorly framed. In its current form it can imply that all islanders support unrestricted growth of housing. Question 27: I am not sure why you ask for opinions re: impact of short term rental when we don’t have a reliable study that provides the data to help us provide informed opinions. I only support growth of housing within the limits of our OCP.

I'm lucky to own my own home. Not so for many others, including my children

We are losing too many people due to lack of AFFORDABLE housing.

Would really really love to see more affordable options for families like us who rent. Our situation is a stressful situation to be in- we feel powerless to voice our dissatisfactions to our wealthy landlords out of fear they will kick us out so we put up with unacceptable living conditions. We have nowhere else to go but feel very rooted in our community here. I hope we don’t have to move back to vancouver.

Need affordable housing so people can live and work here

The decision to reject the clinic and housing proposal is astonishing! Yes, the 15% affordable housing bylaw is important. But the amenity the developer was offering was far more valuable from both a financial and a social need perspective. And in addition, the project would have provided a much needed injection of a different form of housing. Astonishingly short-sighted. Council shot the community in the gut!

Glad that the muni is looking into more diversity with Grafton Lake and other projects. I think pockets of higher density is better, and provides options for seniors and disabled and single people who want a small place, not a single family home

I think much thought should be given to tiny houses to house our homeless population. Co-housing and co-op housing offer more permanent solutions and for employee housing rental units are badly needed. Use our empty lots that we have had for years.

Tax short term rentals, require business licenses, cap the amount of airbnb’s to keep a rental stock available.

I’d like to protect long term people on the island that have low income but I don’t see government able to do this

Affordable and rental housing is key to a mixed income demographic. People at all stages of life should have the ability to live and work on the Island
It’s almost impossible to get the permits required to create secondary suites with the hoops you have to jump through. Muni makes it harder not easier. No wonder people build without permits.

Housing in the entire lower-mainland is the highest in the country. Our little tax base on Bowen island can not fix the market nor should it “gift” community land to those without the financial ability to buy into the market. The land should be sold at full market value to fund current community needs. Gifting land is completely unfair to people who moved here and have worked very hard to stay here. If land is gifted to developers I would expect to be gifted this same advantage in a relative percentage by reducing my property tax owing in one year or over several years. What bowen needs is more commercial land for all the current resident professionals/trades who have to commute off island everyday to run their businesses because there’s no space here.

need to expand opportunities to build secondary units

I feel senior housing and employee (affordable) housing are the priorities

In contrast to the earlier sections, this section of the survey seems strongly biased toward giving BIM the authority increase development for housing. "Affordable" housing is a noble goal, but pricing is dictated by Vancouver not by increased development or density here. Certainly affordable housing is in short supply on the island, but if I ticked off the box BIM might take this as my agreement that they can and should do something about this. I have every sympathy for hard working minimum wage people at the local shops, but have little confidence that BIM can create “affordable” housing without destroying Bowen’s natural and community environment in the process. For example, Belterra was originally zoned for one residence, now very dense, but certainly not affordable for people without lots of money. My family is reasonably well off, but certainly we are under the average annual income for families on Bowen. I do not believe it reasonable to ask government, or people like us who pay for government, to subsidize other people like us, or wealthier folks or developers, directly or indirectly for example through valuable rezoning, increased traffic, policing, garbage costs and reduced water in summer’s drought. Perhaps there can be some help for the minimum wage folks, for example letting people live in boats or trailers, but in the process not let make the wealthy developers or land owners unreasonably wealthier.

Hoping the situation will improve for renters.

I'm very disappointed with the current Council and Mayor with respect to housing on Bowen.

I believe that all levels of government are required to address housing challenges.

There is lots of land on bowen that could have houses and or small businesses on it but but the zoning restrictions preclude that happening.

Our family lives very comfortably on Bowen and are lucky to have housing security. However, the city must immediately address the lack of rental housing on Bowen. What kind of community will there be when none of the on-island amenities can staff their businesses?
This is what makes the island livable year-round and builds community. This needs to be council's number one priority.  

Housing in BC is so ridiculously expensive that we intend to relocate. I can earn far more elsewhere, reduce my cost of living by probably 40%, and still live in a place that is equally attractive to Bowen. I would never consider living in Vancouver.  

We have had a longstanding opposition to diverse forms of housing, both market and non-market, though the opposition is great to market housing. There still exists a minority of islander who want no population growth, and who view the addition of condos and town homes as tantamount to destruction of their neighbourhood. That view is an impediment. The recent rejection of commercial apartments above the health centre is an example of this.  

I would implore the municipal council to take seriously the need for stable, low income rental housing.  

Let the market take care of the demand supply challenges.  

Housing is inexpensive on Bowen Island in relation to the rest of Metro Vancouver despite high property taxes and high building costs. The best way to make housing even less expensive is to encourage the building of condo/apartment buildings in selected areas, including everything from micro condo/apartment units to three-bedroom condo/apartment units. BIM should be enabling it, not subsidizing it with even higher property taxes. The survey will not result in findings like this because the survey does not prompt the responders toward saying anything like this. However, this is the answer for affordable housing, so it is implicitly what the responders asking for affordable rental and affordable self-owned housing are asking for.  

I think it's the toughest problem. Simply continually expanding development brings other challenges (e.g. ferry) and no guarantee that long-term islanders or employees can secure accommodation to fit their need at any time. On the other hand not expanding development makes the current situation even worse.  

Am satisfied with current housing situation, but am concerned about lack of options as I age.  

I would like to see affordable (rental and ownership) developed on municipal land  

Stop with the surveys and spearhead social housing/CMHC on community lands. It's unbelievable the number of viable options the muni has refused to entertain by many experienced developers. What more could you possibly need? You have the plans, get working on some. And stop looking at 15% below market as 'affordable'. It isn't.  

Housing on Bowen is a fraction of the cost of similar housing in Vancouver. It is a fact of life that housing costs in Canada are high, but it is not feasible for the Municipality to change that - the costs would be too high and the consequences too negative.  

I think the land zoning and development process is too lengthy and costly for anyone wishing to invest in affordable housing. The muni wants too much in concession for permitting. Pre-zoning should be made available to reduce risks involved in trying new housing solutions  

Our housing is perfect right now but as we age we will have to move. At the moment there is no where we could move to.  

The major contributions BIM can make to housing are secondary suites and accessory dwelling units (already underway). Additional transportation on-Island would help (less parking conflicts and demand)  

I have tons of feedback on this issue and do not have enough space
If I could afford to renovate my huge house to accommodate more residents in it (turn it into a duplex or triplex) I would gladly do it.

Is there any housing for the seniors? Given that these are the folks who have developed the island I would think that this should be a priority.

Have the Fire Chief travel less around town in the truck thereby saving wear and tear on the tires and fuel consumption. Possibility to offer a service to check locale fire hydrants in homes and businesses to eliminate cost to consumer and promote more opportunity to foster relationships in community.

Good, stable rentals are needed. Affordable ownership will always be affected by the market. If you sell decent housing at a discount the demand will be insatiable.

Need more affordable housing in the cove for summer employees, single seniors

http://www.graustarkllamas.com/llamalifestyle.html

Need more apartments in/near the Cove.

Low-cost rental housing for service people is in crisis. Senior housing same thing.

We are in the fortunate position of â€˜owning’ (ie having a mortgage) and hope to stay in our home forever ... but life can change at any time, and our next step would probably mean having to leave Bowen. Both as part of the aging population on Bowen, with no place to move to as a senior, and the lack of somewhere affordable to go. We’ve also had adult children who had jobs on Bowen, move away partly due to the lack of housing - (they have to leave parents house eventually! Haha) I’m also keenly aware of how many people are constantly on the move/look out for a place to live. I don’t have the solutions however as a community there is a great deal of those with ideas. It seems to take a long time for things to happen here.

It seems that in this current (lack of) housing climate the need for quick solutions surpasses the ‘what model of housing’ question. In my experience it is a diverse group of people (families, couples, singles) that have to face moving off island that need priority housing, in whatever shape that comes We are now super grateful to have a home even though we are one bedroom short and one of our family sleeps in the living room. Our stay here is at the mercy of our landlords who can decide to come back to Bowen at any moment.

We are renters and almost pay 45% of our income on rent AND share with a parent Our rent has gone up by half - that is really hard to deal with....

municipality funded housing would need to make sure costs were covered and not going to cost taxpayer money

Lack of employee housing is number 1 on Bowen

This is so incredibly stressful for all bowener’s who don’t own. Worried for our kids and their future housing needs

Personally concerned about the future options for seniors.

Council has been historically slow to address housing issues....this is nothing new and has been "talked about" for many years with not much to show for the various discussions.

If there was a fourth option for housing challenge I would have picked lack of housing rentals need to encourage smaller homes and bring them on the market faster

I feel we need to develop plans for much needed affordable housing; however, I would like to see a thoughtful approach in which respect for Bowen’s spirit ie., nature, quiet, darkness at night, space to breathe, is foremost.

We would not move yet, but would consider downsizing in the future.
lack of seniors housing is draining our island of our seniors needs are now, not ten years from now, losing way too many old faces, brings on a sadness as those faces keep building and leaving us. Bowen court was built by islanders for islanders where they would be protected from moving off island in their senior years. mandate has changed. why and how old time residents are refused while mainlanders are accepted. George Taylor for one. there have been many. not acceptable. one year and mortgage is paid off. a member of housing coop. seems it's no longer for us but a private for profit business. why I cannot understand why we do not adopt a Whistler Housing Corp model on the island.

Short term accommodations and the lack of enforcement is making it impossible for people to continue to live here after years of giving to this community. It's a shame.

I feel the municipality is hindering people that want to help in the housing needs. Unless affordable housing becomes a priority on this island we are going to have an empty school. There will be no young families able to live here anymore. In 15 yrs or sooner Bowen will becomes place for rich mature people. Very sad. It will loose its heart. Planning with an eye on the future has to be a priority.

I may be secure but a number of friends are not.

I would love to purchase a single wide mobile home and rent a pad on Bowen

My concern is the crazy increase of traffic I've seen in the Cove, someone will be seriously hurt, yet more are encouraged to come, visit, buy, whatever, under the circumstances, that's crazier yet. The island, it's size, water and commercial areas are defined. Parking in these shopping areas is already a nightmare of driving around multiple times waiting for a space to open, that's right now and seems there's more in the planning. The Island is losing the charm that brought most here and the traffic on island is becoming a source of irritation. It's the main reason I do a large shopping off island. It's far less frustrating.

Single most important issue on Bowen. You know this. Does anyone not know that affordable diverse housing is critical for social and economic health? Bowen could be leading the way in this issue. Why aren't we? Tell me what I can do to help. I will do it.

Bowen is incredibly affordable related to Vancouver and other surrounding areas. There is a need for more housing for employees who work here but I don't think problem is worse now than it was 15 years ago.

I feel that the lack of housing diversity should be the highest priority for the municipality at this time.

The muni needs to make it easier for people to provide housing... there are many people who express interest in having a rental on their property but are unable to because of red tape and bureaucratic issues. I don't think short term rentals (airbnb) should be banned or anything as we need tourists here for our local businesses to survive, but it shouldn't be so hard for people who want to be a part of the solution.

the municipality should only provide zoning and planning services etc. Not become a developer or provider of subsidized housing

My understanding is you are allowed to have a secondary house if you have 1 acre and under 1 acre you can not. I think that should be cut in half at least. We are under the 1acre space and I can't believe how much land we have. So much room to put another house if not more. I see the demand of the renters on Bowen all the time and it sucks that I can't help anyone out in that regard. Right now with some excess money, I can buy a 4th rental condo or townhouses in the Fraser value. What I really would rather to do is spend that same amount of money and build a second home on my lot. From an investment perspective the return
would not actually be as good but I would rather invest in my own community. I understand
the apprehension of increased density. I get it. We don't want to ruin what we have here. But
Its worth considering that this specific concern would have been voiced from the time there
was a lone small house on Bowen to two, to four... to putting in the first store etc. We cant let
an appreciation for what we have allow us to stop evolving with the rest of the world.
Especially when that evolution helps us house the people who live with us. Thats my .02.

209 We have many friends in the community that are business owners, keen volunteers and really
positive community members who cannot stay because they cannot find secure or affordable
housing. We want to live in a socio-economically diverse community and Bowen is trending
away from that. We are concerned that when we are seniors that we will not be able to stay
on Bowen due to a lack of smaller options (or the inability to put multiple dwellings on our
property to accommodate renters or grown children.) It's time to get much more creative
about housing on Bowen.

210 We need to find a way to discourage empty homes that are used for AirBNB type rentals
211 This is a terrible set of questions. The basic assumption you seem to have is that i want
anyone else to move here and make the place more crowded. No! Keep the house supply low
and the prices high! More people means more crime and less community feelings.
212 AIR B&B Should only be allowed if the full time resident lives on the property. There should
also be a yearly fee/licence for Airb&b that is a substantial amount . Say $1500. Licence would
be withdrawn if neighbours complain about noise and inconvenience of guests. Neighbours
should be consulted if a property owner wants to turn their place into and AirB&B
213 Q22 - we need a greater availability of affordable secure/long-term (1+ year) accommodation
for people, but it is not clear to me that this would necessarily be achieved by building "more
housing"

214 Tenants are not respectful of accommodation. There are tenants from hell on this island
215 Density in the cove and walking distance to the cove. For employees of cove businesses!
216 I think the employers on the island need to put some skin in the game (i.e. $$) to help provide
housing for their employees and not just whine about the lack of affordable housing to the
municipality. If they need to raise the cost of goods/services they provide to help fund
employee housing, then that's what they should do. It's a form of "use tax" instead of asking
the taxpayer to foot the entire bill.

217 I work my ass off to be able to afford a house here. Im not interested in paying a premium on
top of my cost of living to support welfare cases who feel they deserve to live wherever they
choose and have their neighbours foot the bill. Also, if local businesses are having trouble
keeping staff because of the cost of living here, maybe they should pay better wages, and
raise their prices accordingly. Am i the only one who attended that day of economics class?

218 More density needed. Cove should be redeveloped with market housing available.
219 Living on bowen is a privilege not a right. It's one of the most beautiful and unique
communities in Canada within close proximity to a huge metro. That privilege comes at a cost.
The municipality should not be responsible for supporting the needs of on Island business
employees.

220 airbnb is creating a new homeless class in the world --- made up of working people. this is
something new. airbnb shud not be allowed in residential areas that are not zoned for hotels.
221 Council and staff need to make housing crisis a top priority
222 WE NEED HOUSING NOW. NOT IN A YEAR - NOW
223 Would support affordable housing and seniors/retirement options wholeheartedly!
affordable rental is needed. Affordable purchase is nonsense as it is market driven. The Muni should work with developers to ensure "reasonable" housing for homeless and lower income earners. that does not mean water front cabins on Davis Orchard.

No more air b and b it is driving us off our own island and changing the face of what Bowen is about. It is the only thing that will cause me to leave.

Like Vancouver, there is an abundance of empty homes, and Air BnB issues. It would be great if priority for new lots / residents could be given to current Bowen residents somehow; otherwise cheap living is grabbed up by more people leaving the unaffordable city.

We are at the mercy of regional and international housing market forces. There is little that the Muni or anyone can do to address this important problem.

Thank you - this survey has asked key questions at an important time.

Not government responsibility to supply housing. Just release single family lots. Supply will equal demand eventually Do not do any multi family units. All that will do is create a ghetto

This is the most vital issue for Bowen's present and future. Nowhere near enough has been done! The recent municipal land sale didn't take affordability into account in any meaningful way. The definition of affordability that is being used is also inappropriate. It is a maximum of 35% of a households take home pay for rent/mortgage, tax and utilities.

In 10 to 15 years I will need a different type of housing, but I'll have to leave Bowen if housing suitable for seniors still isn't available here.

Affordable non market housing as a part of any rezoning is important, including in the municipally owned lands.

While my personal situation is secure, a huge part of the community that I feel so plugged into and which is so important here is facing a crisis due to affordability and lack of inventory (and this doesn't even mention problems with the quality of the existing inventory). Many of my friends and acquaintances are very stressed and quite a few are being forced off the island. This kind of turnover is bad for the cohesiveness of the community. A healthy community is one which encompasses a broad cross-section of society.

It's not the Muni's job to make housing prices more affordable, but we definitely need more availability for employees and low income to keep us a diverse community with services available to us all.

Appalled at the council nixing the health centre and condo housing project!!!! Unconscionable!!!

I don't see this as an issue that council needs to tackle. Let the market work

Proposed developments such as Grafton Lands should be required, through policy, to include MURBs. SFD is most profitable form for developers, and our zoning encourages them, but the form is inherently discriminatory and represents still more of what we don't need more of.

Need housing of independent living type

I and my family are some of the luck few, who managed to buy an old home just prior to the current pricing increase. prior to that we moved every 2 years, and were on the verge of leaving this island we have called home for many years. Our current homes cost us everything we have, but we had no other choice and consider ourselves very fortunate. To no longer know the very real stress of trying to find a home with ever increasing rent and limited availability is a great relief. Our current housing situation, as a community, is unsustainable. We must move very quickly on providing affordable options for our residents. We are rapidly losing our diversity.
Affordable housing is a problem all over the lower mainland. I don't think it is the responsibility of the BIM to solve it. Its unfortunate but its how things are right now.

we find there isn't enough short term rentals for either tourists or places for construction workers to stay while working on island. And something that is affordable for them as well.

Re 21: Everybody is personally primarily responsible for housing.

Taking too long to implement affordable rentals.

I would eventually move if my capacity to maintain my home changed and I needed to be more accessible to the cove and amenities.

I *might* move - but not right now. We are considering "down sizing" but there doesn't seem to be what we need (townhouse or condo in the cove) available.

far to many short term and empty houses with wealthy summer home owners. Vancouver has an empty house tax, consider this to fill them with tenants needing homes

It is a bit suspicious that mayor and council are now looking at affordable housing with such interest. There must be an election next year. Shame on them for using our housing emergency as a political tool. Shame.

A community of tiny homes on a wooded lot, connected by trails with a central parking/community area, community gardens and guest suite(s) within walking distance to the Cove is a huge need. Why? It will allow single or couples in homes with properties that need constant care, to move into smaller homes, freeing up their homes for your families.

No

Please we need a public forum on this.

Like to see Community lands subdivided for a tiny home neighbourhood

I don't feel qualified to answer most of these questions. I can answer based on own experience but can't tell you what Bowen needs.

Smaller houses on small manageable (easily maintainable) lots are very important for aging home owners.