

## ROUND 1

### Group 1

#### Transportation

##### FERRY

- Priority resident loading
- Discount % for each year as resident
- Translink operate ferry – like other small communities
- Small ferry during refit
- Experience card – resident's card no minimum purchase
- Extra designated heavy goods vehicle

##### ON ISLAND

- Bike paths
- Shuttle to shops, etc – integrated with bus
- Parking shuttle – commuter parking
- Parking enforcement
- Round-about at library intersection
- Funicular up to Artisan – Mount Gardner viewing platform
- Bowen uber
- Zip line down from Artisan

### Group 2

- Type of business – loan difficulty? – standard institutional fact? to get
- High speed internet - enable island
- Competing businesses get run by muni – fees cheaper
  - Annual events meeting to coordinate time – impact of community centre
- ★ • Restaurants work together to coordinate days closed – so always something open- even spread
- Closures due to ??? of ??? as affects other business
- Support services - office space - ???
  - ?????????? basic office assistance – group office – (BIM ??? possible use of old space)
  - Hard to get employees due to lack of housing
- ★ ★ • Housing for employees - ??????????????????????
  - IT - Encourage winter housing on Bowen
  - Work on Bowen, live on Bowen - be creative
- Imaginative – create the zoning for that will enable the employee housing be built
- Minimum wage – what are the laws – provincial ????? ????? ????? ?????

### Group 3

- Employees
- Minimum wage
- Where can they afford to live?
  - Airbnbs take space add 45% tax → muni → subsidize rental housing

- Ferry / public transportation

#### Group 4

Most pressing issues: Housing

- Demographic changing
- Buyers changing
- Weekenders
- Can we not get smaller homes built
- Apartments?
- Condos?
- New younger people moving to island was refreshing but there seems to be less young people able to afford
- Building costs are so high
- Don't want to duplicate business concepts
- Finding staff – related to housing costs
- Staff shortages are causing businesses to cut hours – REVENUE STREAMS

#### Group 5

- Lack of human resources
  - Machine operator
  - Contractor hours
  - Construction crews
  - Finding skills
  - Upwork for bowen
  - Local online directory
    - Dynamic
- ★ ★ • Off island health care resources
- Lack of cash flow in winter
- Summer
  - Quality of life affected
  - Ferry overload
- Lack of access to capital funding
- More affordable housing
- No mixed density housing available
- Convenient ferry access
- Culture of us vs them
- Lack of local marketing awareness on ferry
- Resources
- Lack of listings to sell – no new inventory
- Traffic congestion
- Lack of reliable broadband x 2

## Group 6

### Pressing Issues

- Staffing availability
- Attracting tourists
  - Affordability concern
  - All year round
- Housing
  - Staff
  - Tourists include last minute stays
- Destination shopping
  - Not just free activities
- Accessibility for walk-ons
  - Cove activities
- Lack of co-ordinated activities
  - Art walks, etc
- Smart car rentals
- Internet connectivity / speed
- Lack of meeting space
  - Here and on mainland as half way space
- Keeping young people here
  - Cost
  - Interests
- Cost of doing business
  - Driving
  - Delivery
  - Ferry
  - Travel time
  - Shipping
- Perception we're more expensive than we are
- Getting people to shop local
  - Price competition
  - Variety
- Visibility
  - Isolation
  - Online presence
- People come for recreation, retreat not to buy things
- Unawareness of "experience card" availability

## Group 7

- Ferries
  - Schedule change
- Tourism
  - Last summer
    - Great
    - Also overwhelming
- Tourism BI
  - Good promo job
- Branding
  - Brought it together
- Finding staff
  - Seasonal
- Public toilets in the cove
  - Ferry one inadequate
- Hostel / inn
- Camping
  - Ocp allows
  - Happens anyway
  - Fire hazard – unregulated
  - Tent vs rv/trailer
  - Do they add to our economy?
- Redevelopment in cove
  - Parking
- Businesses are subsidizing staff for
  - Rent
  - Ferry costs
- Affordable housing
  - Staff housing
- Diverse housing
  - Senior housing
  - Affordable housing
  - boarding house
- Government dock
  - Only used once/year
  - Could be seasonal use
  - Weekend market
  - Need water and toilets
- Create housing on our land
- Seasonal housing
- Parking
- Accessible housing
- Destination shopping

- Staff
- Housing
- Integrated marketing

### Group 8

- Housing affordability
- Senior housing
- Food
- Different forms of housing that can be within the reach of first time buyers
- Can't hire employees due to lack of housing
- Bowen court – 15 years
- Zoning and how long it takes to go through the process
- Tiny houses

### Group 9

- Not core business
  - Staff
    - Permanent
    - Part-time
  - Staff housing
    - Affordable
      - First & last payments
      - Monthly amount
      - Who is paying utilities
    - Availability
  - Staff training
    - Management
    - Staffing
    - Tech training
- Culture of conflict
- Zoning to create staff housing on-site
- High speed internet
  - Online learning / video
  - Booking & accounting
- Different type of people coming here now

## Round 2

- Labour
  - Not enough trades
    - On online
  - Staffing
    - Part/full-time
    - Skill set
    - Senior staff
    - Senior management
  - Staff shortages
    - No housing
  - No place for staff to live
  - Lack of skilled people to hire
  - Staffing issues
    - Minimum wage
- Sustainable tourism
  - Year round income
  - Lack of winter cash flow
  - Attracting tourists
  - Keep them here to spend
- Housing
  - Housing costs
  - Housing for workers
  - First time buyers
  - Affordable housing
    - Staff
    - Tourism
  - Housing
  - Staff housing
    - Diverse
  - Staff housing
    - Rental
    - 1 bedroom
    - Family
  - Housing
  - Rental housing
  - Rental housing
  - Imaginative solutions to housing needs
  - Housing for staff
  - Staff housing
  - Land use zoning delays
    - Years of delays
  - Encourage floating homes so tree won't be cut and result in more homes
  - Housing affordability

- Senior housing
- Housing
- Tiny houses
- Village like communities
- Affordable first-time home owners
- Transportation
  - Cost of ferry
    - Issues in general
  - Better transportation options
  - Transportation
  - Delays in ferry service
    - Ferry unloading
    - ??? Tourist
  - Transportation
- Internet/connectivity
  - Internet service
  - Consistent high speed internet
  - Internet connectivity
  - It technology reliability
  - Internet connectivity
  - Internet
- Parking in the cove
  - Parking
    - Cost
    - Need
- Buy on Bowen
  - Business supporting local businesses ie food
  - Business co-operation & support
    - Co-opetition

## Round 3

### Housing – Group A

- Pairings
  - Cohousing
  - Exchange of services
- Housing authority that keeps
  - Data
  - Zoning
  - Strategic view of future
- Common vision within housing authority
- Controlling pricing within housing authority
- Strategic, progressive partnerships
  - Future focused
- Municipality driven housing authority
- Community lots need a vision

#### Change our thinking

- Assets we need to sell
- Assets we need to use

#### Clear vision of housing in our community plan

#### Future forward in our community plan for housing

#### Community plan inclusive of all housing needs

#### Co-op housing

- Currently have a dormant housing association
- Active group whose job it is to pro-actively create solutions because it's only going to get worse
- Rezone immediately the existing properties who need staffing and have the land to do it
- Rezone and/or make available for properties so they can expand to allow for staff housing
- Complete mindshift
- Campaign
- New story on Bowen with new focus

#### Focus on valuing working people on Bowen

#### Championing working people

#### Making Bowen working people friendly

#### Change existing OCP

- It's not working
- 7 years old

#### Brilliant sense of community – as an individual



We are ready to shift to a pluralistic approach

Higher density in the cove – possibly to 5 stories

Rental ombudsman

Moving from single family focus to championing the community as a whole

Complete mindshift

## Housing – Group B

Solutions

- Social enterprise initiative
- Link under occupied housing to needs
  - Seniors with suites
  - Seniors with rooms
  - Couch surging
  - Transparency model

Marketing

- Business model examples for long term rental vs Airbnb positives
- Storey about long term rental
- Extra tax to Airbnb
- Tax incentive for adding shared rental
- Solve liability of owners to undesirable rentals

Allow landowners with business to streamline re-zone for housing

Relaxing ocp

- Tiny homes
- Campground
- Trailers
- Hostels

Permanent

- Modular
- Lower cost building

## Housing – Group C

- Better planning dept
  - More planning staff
  - Speed up process
- Create places to have denser zoning
  - Row housing
  - Amend ocp
- Restrict Airbnb

- Short-term rental – licencing
- Subsidized housing
- Tiny houses
  - Common building
- Container homes
  - 60 homes under 5k
- Short term – cruise ship
- BC ferries gives employees coming to Bowen free ferry rides paid by muni
- Muniland – 20 businesses set up housing for staff

#### Housing – Group D

- Housing corp – rental housing
- Air bnb 5%
  - Affordable housing
- Change market housing 15-25k
  - Per market unit
  - 300 units
  - 50% to ?
  - Half to ?
  - Cash flow
- Increased density in cove - +9 ACRE
- Speed to market
- Land swap in cove
- Walkable cove
- Tiny houses
- 2 tall towers
- Pumper truck
- 12 moulis pool
- Tiny house village
- Densification

#### Housing – Group E

- Allow higher density
- Move houses in move where water & sewer already there
- Bring in a boat
- Wirty workers who are committed to staying here so ???
- ?
- ?
- ?
- Stop specific 100% short term vacation ??? must ??? pay

## Housing – Group F

### Housing for Staffing

- Work away model
  - People w rooms can house temp staff while they travel
  - Labour pool
    - Collective contacts (on website)
    - New fb page
  - Private rooms for rent
    - Eg whistler – liaison between landlords and tenants
    - Airbnb as platform
  - Rooming house
  - Apartment building
  - Tiny homes

### Coopetition

- Communication
  - New platform ie slack
  - In person - informal gettogethers
- Education on strategies

## Transportation – G

- Cross island bike path
  - Electric bikes
- More often
- Free ex??? Transit
  - Ex??? To west van
  - Golf course
- Ride share
  - Uber
- Atv vehicles
- Taxi drones
- Car2go HSB
- On island car share
- Expand? water taxi service
- Car wash
  - Charity
  - @ artisan square
- Electric scooters
  - Charging stations
  - Ex??? City
- Parking density in cove
  - \$\$\$ in lieu
- Artisan square
  - Golf cart shuttle
  - \$20,000

## Transportation H

- Municipal shuttle outside of translink
- Connect the roads buses have a route to drive
- Combining the bus system to one system
- Parkade for commuters and shuttle to ferry

## Transportation I

- Parking – monthly passes
- Is there enough capacity
- Meters?
- Parkades?
- Public transportation
  - Loop thru artisan, village square, school
- Uber or uber-like system
- Reduce reliance on cars
- Bowen owned evo./car2go service
  - Electric
- Walking/cycling path on major roads

## Tourism J

- Camp ground – high end
- Have an inn at the gold course
- How to go from 10,000 people spending \$10 to 1000 people spending \$100
- Mooring area for boats to come in for the day
- Village as a venue
- Lodge rezone
- Small group festivals and workshops
- Improved communication to give better experience
- Mindshift
  - Really look at community
- Marketing platform to match renters with spots
- Tax on Airbnb
  - \$30k
- ?Surcharge? on affordable housing
  - 15-25K into ?
- Goes into ??? land from muni
- Change zoning

## Tourism I

- Destination marketing fee
- It's all interconnected
- Transportation – bowen such a unique experience
- Tourism fair – special promo days
- Business owners – learn the experience card & use it to your advantage
- Taxi
  - Run shuttle too? Slowtimes?
  - Weekend service – sponsored by bowen businesses
- Offer – buy backs, discounts, incentives
- Muni
  - Exemption from translink for bus shuttle during business hours
  - More flexibility in terms of service
- Faster/cheaper to come here than many other places
  - But lack of island connections