

# 2015

## Hornby Island Economic Survey Results



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**Hornby Island Community**  
Economic Enhancement Corporation

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## BACKGROUND

The Hornby Island Community Economic Enhancement Corporation (HICEEC) is a publicly-funded organization that works to develop and implement solutions to the development and economic needs and issues facing the citizens of Hornby Island. HICEEC was responsible for crafting the Community Vision to 2020, and conducting a Quality of Life survey to understand resident priorities, challenges, and opportunities at the time. The purpose of the Hornby Island 2015 Economic Action Plan is to update information about Hornby's economy and to recommend focus areas for future efforts. As a foundational piece to this work, the current document presents results of the 2015 Economic Survey, which polled 323 respondents on their household and employment situation, and opinions on a variety of economically-related topics.

### Stage 1 (Feb/Apr)

- Step 1: Initiate an Economic Action Plan committee comprised of community members and HICEEC board members.
- Step 2: Hold an open community session to review the Community Vision 2020, HICEEC's strategic plan, and to identify community Strengths, Weaknesses, Opportunities, and Threats. Identify information gaps needed to complete an Economic Action Plan.

### Stage 2 (May/Aug)

- Step 3: Develop and conduct community survey: Gather additional Hornby Island, regional, provincial, and global data and trends based on results of the survey and community session.
- Step 4: Produce summary document that summarizes the above, and circulate to community.**

### Stage 3 (Sept/Dec)

- Step 5: Hold second session(s) to discuss findings, and identify priority areas to work on, and possible associated strategies.
- Step 6: Develop draft Economic Action Plan. Seek community feedback on draft.
- Step 7: Integrate Economic Action Plan recommendations into the HICEEC annual and strategic plans, including intended outcomes and measurable results.

## **SURVEY DESIGN AND METHODOLOGY**

The 2015 Economic Survey was created by the Economic Action Plan steering group, whose membership is comprised of:

- Darren Bond, Steering Group Chair
- Mary Mackenzie
- Braea Walmsley
- Dale Armstrong
- Lori Nawrot
- Daniel Arbour (staff)
- Karen Ross (staff)
- Coral Candlish-Rutherford (contract)

### **DESIGN**

The survey followed recommendations from the “Hornby Island Quality of Life Survey (2003)”, which suggested that future surveys should include about 30 questions on similar topics as the ones covered in 2003. In order to achieve this goal, the 2015 version synthesizes some questions, added a few broader new ones, and included more specific questions due to the loss of the Long Form Federal Census. The goals of the survey were to:

- 1) Capture key indicator data about household and employment conditions.
- 2) Gather opinions on island economic trends and sectors.
- 3) Provide the opportunity to comment on the island’s future economic direction.

### **METHODOLOGY**

The survey was set up on the platform Survey Monkey, which would allow a high level of customization and ability to segregate, filter, and compare data across different groups. The survey was promoted via the Hornby Island Facebook forum “Word of Mouth” (900 members), in the First Edition and Tribune, and on the Coop porch. Small business cards with links to the survey were also distributed across a number of businesses and by hand. The survey took the approach that more than one member of a household could fill it out, under the notion of “one person, one view, one vote”. The survey also allowed visitors to the island to participate, though they would actually complete a different set of questions when doing so (which are not covered in this report). This set of strategies and decisions allowed us to promote the survey to everyone, with the hope to reach the highest level of saturation. While in 2002 the survey had set a goal of 200 answers and reached 160, in 2015 we targeted 300 answers and received 353 (323 residents or secondary owners, and 30 visitors). The survey was available to fill out between June 4<sup>th</sup> 2015 and July 25<sup>th</sup> 2015.

### **ANALYSIS**

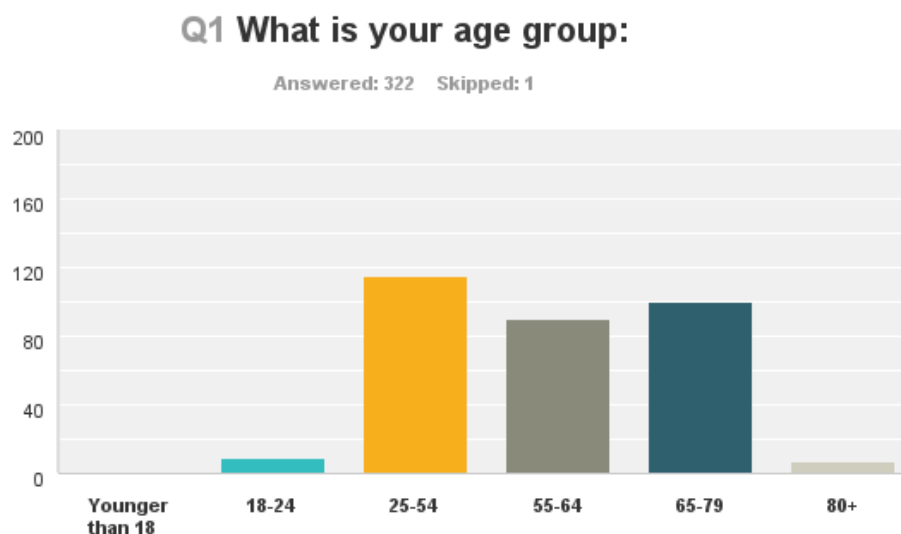
The survey’s statistical significance (based on an estimated resident and non-resident population) is a confidence level of 95% and confidence interval (variance in possible answer ranges) of 4.99%. The team reviewed the results and a bare minimum of analysis is provided in this report, so as to let community members review the results in a generally unfiltered way. Some observations are provided to highlight any noticeable trends in results. Questions 25-31 used “grounded theory” to identify concepts, number of occurrence, and differentiate between general comments and actionable items.

# 1. RESPONDENT AND HOUSEHOLD PROFILE

## Overview

The survey was partially or fully completed anonymously by 352 (353 above?) individuals, 342 of whom completed it online via Survey Monkey and 10 via a paper version. 19 individuals were classified as “visitors” and 10 as “others”, leaving 323 respondents in the part-time or full-time resident categories. For the purpose of this report, we are presenting the results from part-time and full-time resident categories only, as they were the primary target for the survey, while those who self-categorized as “visitors” or “other” were directed to a different set of questions.

## 1.1 Respondents age



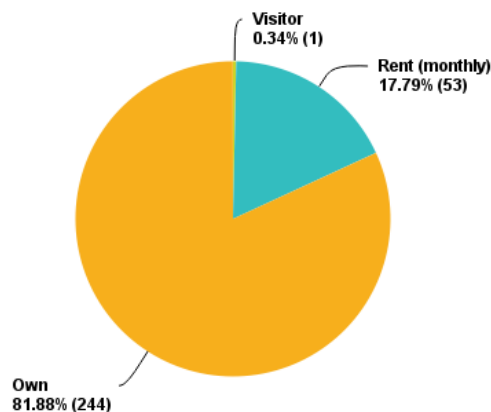
The age of respondents is reasonably representative of the Hornby Island resident population, with the exception of an almost absent representation of the younger-than-18 years old category. With the majority of questions requiring good knowledge of the management of financial affairs of households and the general island economic and tax structure, this limitation is noted but not seen as a critical concern. As seen in the table below, the number of respondents who are 80+ years old is also half of the perfect theoretical sample, with 7 respondents instead of a 15 ideal sample. The 25-79 years old groups are generally well-represented and distributed, with the 25-54 and 65-79 age groups weighting slightly more than their perfect theoretical sample size.

Age group	2011 Census	2015 Survey	Theoretical sample
Younger than 18	110	1	36
18-24	40	9	13
25-54	280	115	92
55-64	270	90	89
65-79	235	100	77
80+	45	7	15
Total:	980	322	322

## 1.2 Housing ownership, rentals, and length of residency

### Q2 Do you rent or own a home on Hornby, or are you a visitor?

Answered: 298 Skipped: 25



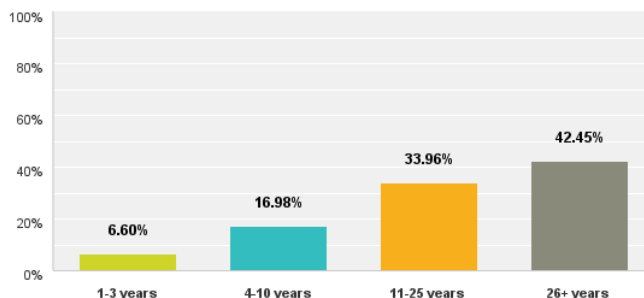
244 of respondents classified as owners, and 53 as renters. One respondent classified as Visitor but inconsistently listed as a secondary resident in a different question. It is important to note that these responses apply to individuals and not to dwellings. In other words, 3 people from the same household could have completed the survey and listed as renters, thus skewing household type representation.

Accounting for this limitation, the results do suggest general representativeness from past results: In a [2008 Housing study of Hornby](#) it was found that out of 968 total dwellings on the island, 100 were rented as place of usual residence, or close to 10% of total dwellings being rentals.

**\*Further In-Depth:** It is worth noting that a higher proportion of renters tend to be between the ages of 25-54 (70%); have been here for a shorter period of time (36% under 10 years), and are slightly more likely to be part of a household with children under the age of 18 (27%).

### Q3 How long ago did you first become a resident or ratepayer on Hornby?

Answered: 318 Skipped: 5



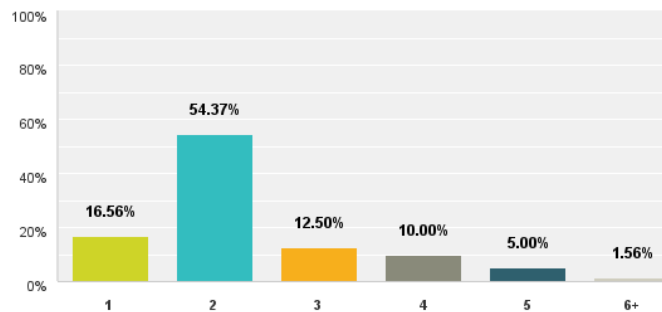
More than 75% of respondents have lived or owned a home on Hornby Island for at least 11 years. This compares with 62% found in the same category in the 2002 Quality of Life report. While on the surface this may suggest lower migration turn-over, these results are typical of aging rural communities in Canada, [as per this national study](#).

**\*Further In-Depth:** Of respondents who have lived or owned a home on Hornby for 10 years or less (recent arrivals), 56% are younger than 54 years old, and 44% are 55 or older. This suggests a slightly higher proportion of recent arrivals are of working rather than retirement age

## 1.3 Household size & proportion of families

### Q4 How many people live in your household?

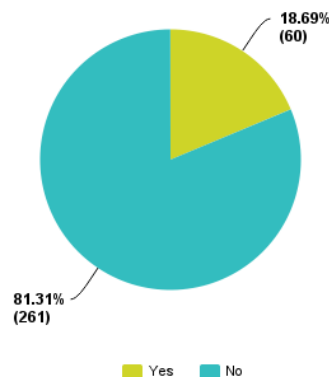
Answered: 320 Skipped: 3



A majority of respondents (54%) live in a two-person household, compared to 34% in [that category provincially](#). 17% of respondents live in a one-person household, compared to 27% in BC. Representation of households that have 3 people or more is closely aligned with provincial averages.

### Q5 Do any children under the age of 18 live in your household?

Answered: 321 Skipped: 2



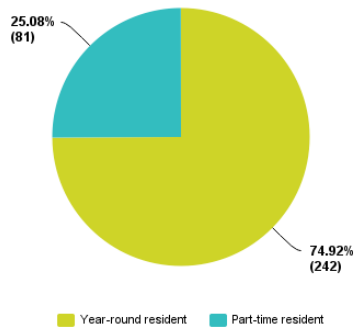
20% of respondents have children under the age of 18 in their household. In comparison, the 2003 Hornby Island Quality of Life survey indicated that 27% of households had children 18 or younger. It is worth noting that the 20% ratio applies equally to secondary owners and full-time residents.



## 1.4 Residency and intent to stay on/move to Hornby Island

**Q6 Do you live on Hornby Island year-round, or is this a second or part-time home?**

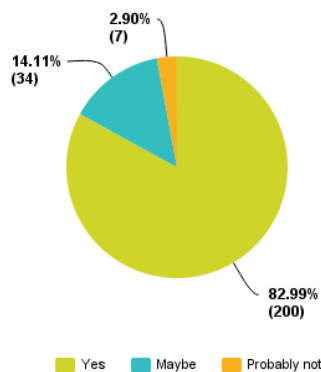
Answered: 323 Skipped: 0



75% of survey respondents are primary residents vs. 25% who have a part-time home on Hornby. It is important to highlight this survey limitation, as there are 504 year-round dwellings against 786 secondary dwellings on the island. From a public representation/tax roll perspective, this indicates that year-round residents are significantly over-represented in the survey results compared with secondary residents. To mitigate this sampling difference, every question in the survey was filtered to test for meaningful differences in answers between permanent and secondary residents. Where these occur, they are highlighted in the question's results.

**Q7 Do you plan to stay on Hornby full-time for at least the next 5 years?**

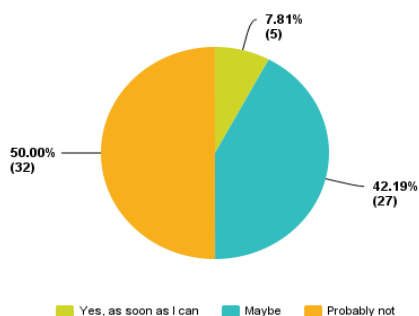
Answered: 241 Skipped: 82



In terms of intent of residency in the future, 83% of permanent residents intend to stay for at least the next 5 years, 14% maybe, and 3% probably not.

**Q8 Do you plan to move to Hornby Island full-time in the foreseeable future ?**

Answered: 64 Skipped: 259



For those who have a secondary or part-time home on Hornby, 50% probably will not move to the island in the next 5 years, 42% are considering it (maybe), and 8% "as soon as they can."

**\*Further In-Depth:** 12 permanent residents provided comments on Question 7, and 23 part-time or secondary residents did the same for Question 8. These comments can be reviewed in the Appendix. Of interest, part-time residents who said they probably would not move here were still generally positive about Hornby, but noted career, remoteness, preference for a more urban lifestyle, and other obligations as reasons not to make the move.

## 2. INCOME, EMPLOYMENT, AND AFFORDABILITY

### Overview

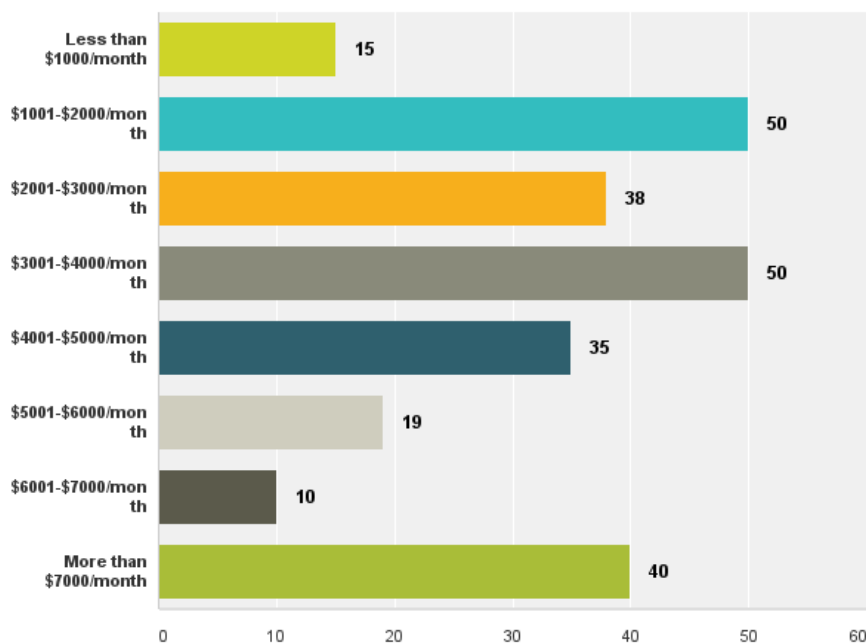
The steering group considered a number of options to assess income, employment, and, most importantly, affordability and livability. On the one hand, it was felt that Census data was too generalized, and that there may be better opportunity to capture useful information through a mix of quantitative (i.e., gross income) and qualitative (i.e., perceptions of affordability and ability to make ends meet) questions. One key consideration was whether to ask for gross vs. net household income. The decision was made to use Gross income because other questions would shed light on overall affordability and ability to make ends meet, while there was a concern that some respondents may have a hard time estimating or qualifying their net income.

It is also important to note that over 60 respondents decided not to answer some of the income questions, potentially due to privacy concerns, which was expected. The decision was made not to require answers to these questions, even though it would lead to variance in statistical significance between questions. While the sample size remains meaningful, the degree of significance is therefore lower than the questions above. However, the data that was gathered is possibly more accurate and useful in assessing affordability and livability concerns, and being able to do a triage of affordability and livability concerns by population segments (renters vs. owners, young vs. old, permanent vs. part-time resident, high vs. low income, etc.).

### 2.1 Household income, sources, and employment categories

#### Q9 What is your household's monthly gross income?

Answered: 257 Skipped: 66

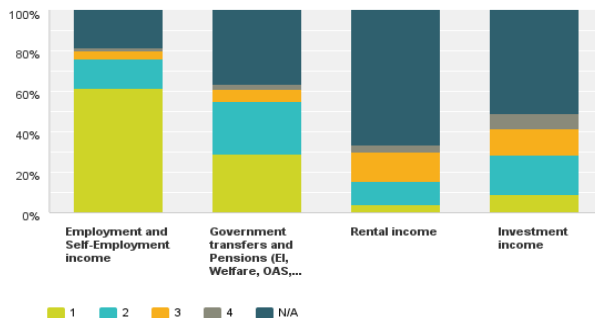


Survey responses indicate a broad diversity of gross household income levels on Hornby Island. The median gross household income would be in the \$3,000-\$4,000/month category, or \$36,000 to \$48,000/year. This is generally consistent with prior findings from the census and other community reports, and appears to confirm that household incomes are meaningfully lower than the rest of the province (\$74,150 in 2013).

The survey also confirms that part-time residents earn more than permanent residents, with a median household income in the \$6,000-\$7,000/month category, with 45% of part-time residents reporting household incomes higher than \$84,000/year.

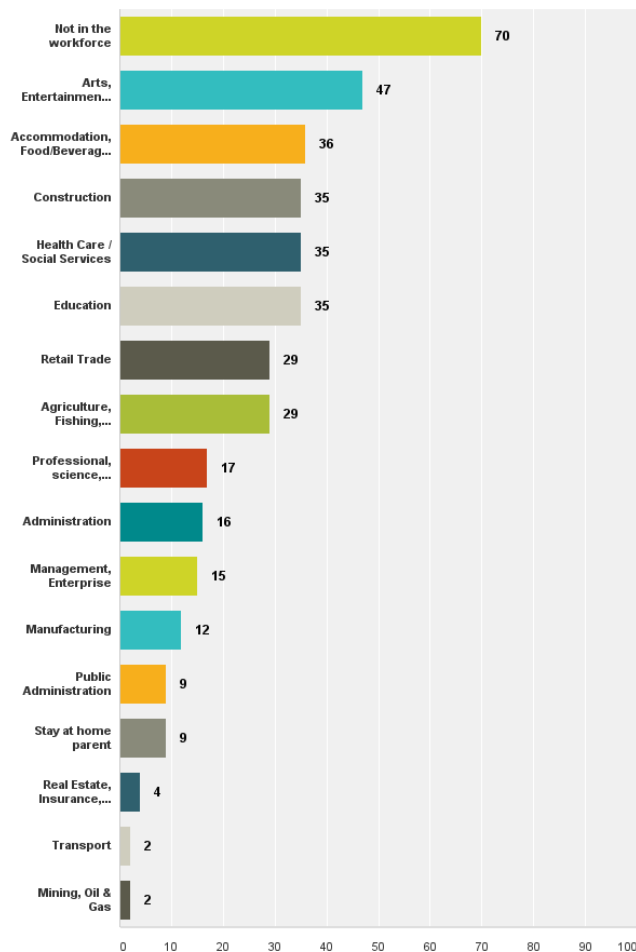
**Q10 Please categorize your sources of income, from (1) being the highest and (4) the lowest (click N/A beside those that are not applicable)**

Answered: 261 Skipped: 62



**Q11 Which sector(s) do you work in (you may choose more than one answer):**

Answered: 252 Skipped: 71



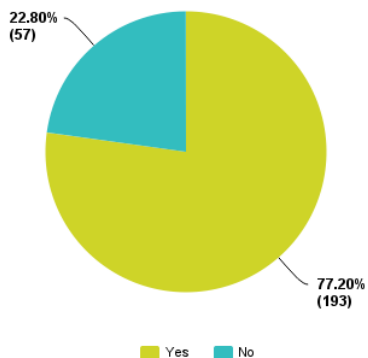
The steering group designed Question 10 as supplement to Question 11 in order to uncover the relative importance of broad income sources. It is often mentioned that people have a variety of income streams on Hornby Island, and though the question does not specify the monetary weighting of each source, the following can be noted:

- 80% of respondents have employment income, with 60% listing employment as their primary money source.
- Government transfers and Pensions is the primary source of income for 27% of respondents.
- Although only 4% list it as their primary income, 32% of respondents obtain rental income, either through vacation or year-round rentals.
- Close to 50% of respondents access investment income, often as the second or third most important source.

In terms of self-employment and employment, 27% of respondents are out of the work force, representing the highest segment proportion. The seven most represented sectors are the Arts, Accommodation-Food, Construction, Health Care, Education, Retail, and Agriculture-Fishing-Forestry. These results reflect generally those of the 2006 census. However in comparison to results from the 2002 Quality of Life report, notable changes may include a drop for construction, which used to be in pole position, and manufacturing, which dropped from 5<sup>th</sup> to 12<sup>th</sup> place. Most other sectors have maintained their general ranking. Again, we caution that these results do not employ the same methodology as the long-form census, and relies on extrapolation from our sample group, which could explain some of the variation.

**Q12 Are you satisfied with your current employment and income situation?**

Answered: 250 Skipped: 73



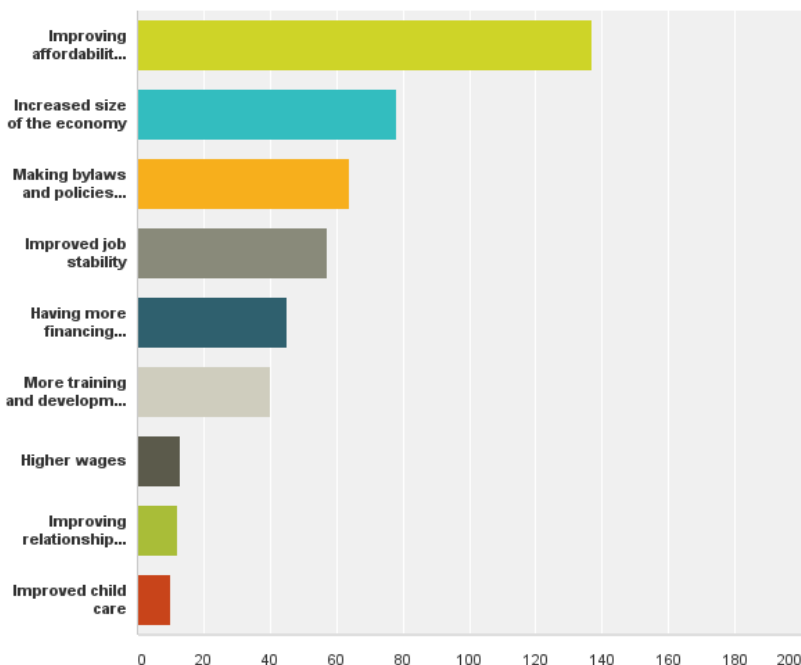
A strong majority (77%) of total respondents are satisfied with their employment and income situation.

**\*Further in-depth:** The group with the highest satisfaction includes those who have a household income of \$7,000+/month (94% satisfied), part-time residents (90% satisfied), and those who have been on Hornby more than 11 years (80% satisfied). The group with the lowest satisfaction includes respondents 25 years old and younger (60% satisfied), renters (66% satisfied), and those with children 18 or younger in their household (70% satisfied).

74 provided comments to qualify their choice, as found in the appendix.

**Q13 What would improve income and employment on Hornby Island - please select the top TWO elements that you believe would have the most impact:**

Answered: 239 Skipped: 84



Looking at the broader island economy, survey respondents identified the following elements as the top three to improve employment and income on the island:

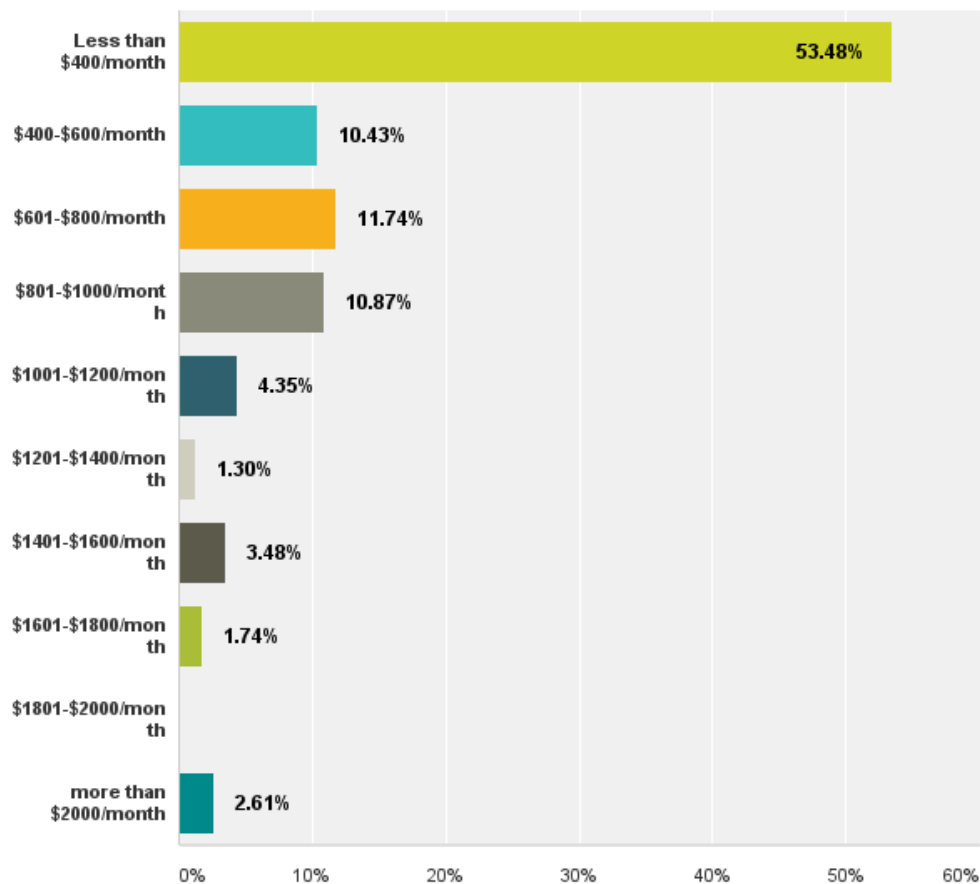
- 1) Improving affordability
- 2) Increasing the size of the economy
- 3) Making bylaws and policies more friendly to business and investment

Over 80 comments were submitted on this question, with “Fixing Ferries,” “Improving year-round housing,” and “Supporting business growth” as the most mentioned themes (see appendix).

## 2.2 Housing costs and self- reported affordability

### Q14 What is your monthly rent / mortgage on Hornby?

Answered: 230 Skipped: 93



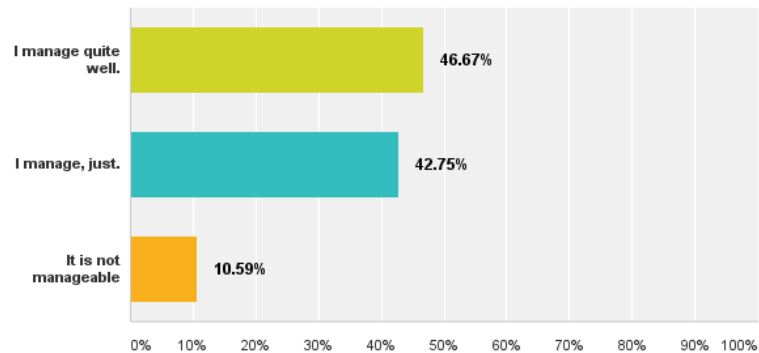
In order to keep the survey simple to complete, the steering group opted to ask for just rent or mortgage costs, rather than variable items such as utilities, maintenance, property taxes, etc. While this approach can be reconciled with affordability/homelessness formulas, a limitation is that it leaves potential high variations in total housing costs between households hidden.

A small mistake was made by not including a category of “mortgage-free.” As a result we had to cross-reference answers in the “less than \$400” category to separate “probable mortgage free” answers from possible “low-rent or mortgage households.” We estimate that 80% of answers in this category are mortgage free and 20% low rent/mortgage.

In short, we estimate that at least ~40% of Hornby household are rent/mortgage free, and ~10% pay less than \$400/month in housing rent or mortgage.

**Q15 Do you feel that meeting basic housing costs including property taxes, insurance and standard maintenance are manageable on Hornby?**

Answered: 255 Skipped: 68

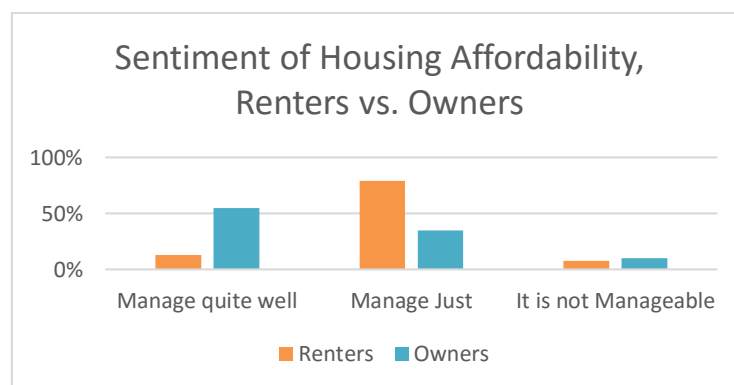


This question aims to gain insight into people’s sense of housing affordability. Across all respondents, 47% feel they manage quite well, 43% feel they manage but “just,” and 10% feel that meeting basic housing costs is unmanageable. 34 comments were made to qualify answer choices, as found in the appendix.

***\*Further in-Depth:***

Cross-referencing answers with different groups indicates no evident correlation between affordability sentiment and the following categories: age, length of residency, household size, household with children under the age of 18, and employment by sectors.

Some correlation exists between a higher sentiment of security for part-time residents, and households with income in the \$3,000-4,000/month and \$7,000+/month range. Higher variation can be observed in the rental vs. owners group with 13% of renters feeling they manage quite well, 79% managing just, and 8% finding it unmanageable. This compares with 55% of owners who feel like they manage quite well, 35% like they manage just, and 10% who feel it is unmanageable.

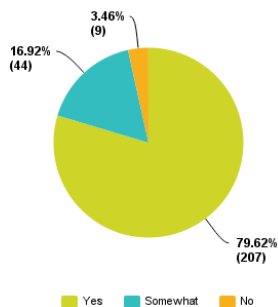


### 3 QUALITY OF LIFE AND SECTORAL SATISFACTION

The Steering Group heard that the economy of Hornby Island is often viewed as nestled in a broader social and ecological set of values. In other words, Hornby for many is more about lifestyle than money. In the 2002 Quality of Life report, a range of questions was asked to assess people's satisfaction with non-monetary aspects of life on Hornby. Some of those questions were included in this survey, as a way to update information about community attitudes and priorities, and perhaps identify areas of needed attention. Comments were allowed for all these questions and can be found in the appendix.

**Q16 Are you satisfied with your level of education?**

Answered: 268 Skipped: 63

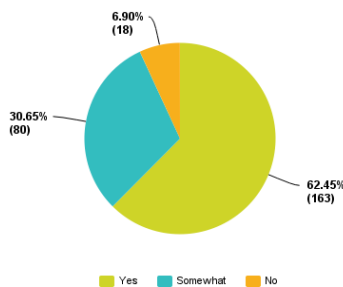


**Education:** 80% of respondents are satisfied with their levels of education, an increase from 74% in 2003. Of those who are somewhat or not satisfied, 55% are under the age of 55, and 30% have children 18 years old or younger.

Other than these two variables, the data did not indicate strong correlation in the answer for other groups (i.e., owners' vs., renters, permanent vs. part-time residents, etc.).

**Q17 Are you satisfied with the level of on-island healthcare services?**

Answered: 261 Skipped: 62

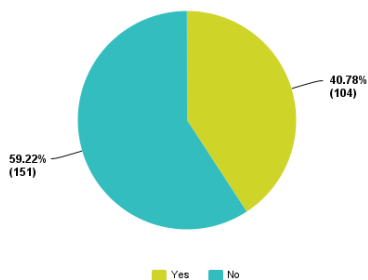


**Health Care:** 62% of respondents are satisfied with health care services on Hornby Island, generally aligned with 2003 results. Those who are not in the work force were more likely to be somewhat or not satisfied.

Other than this variable, the data did not indicate strong correlation in the answer for other groups (i.e., owners' vs. renters, permanent vs. part-time residents, etc.).

**Q18 Are you satisfied with the island's current modes of transportation (private and public)?**

Answered: 255 Skipped: 68

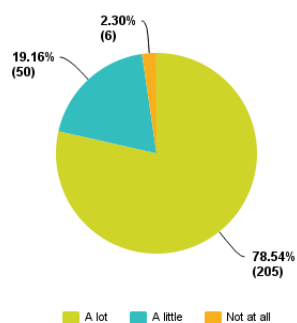


**Transportation:** 40% of respondents are satisfied with the island's current mode of transportation, a strong reversal from 2003 when 80% were satisfied. Those who are not in the work force were more likely to be somewhat or not satisfied. Ferries and lack of regular bus were the most cited items.

Other than this variable, the data did not indicate strong correlation in the answer for other groups (i.e., owners' vs. renters, permanent vs. part-time residents, etc.).

**Q19 How much does the environment enter into your thinking about the economy?**

Answered: 261 Skipped: 62

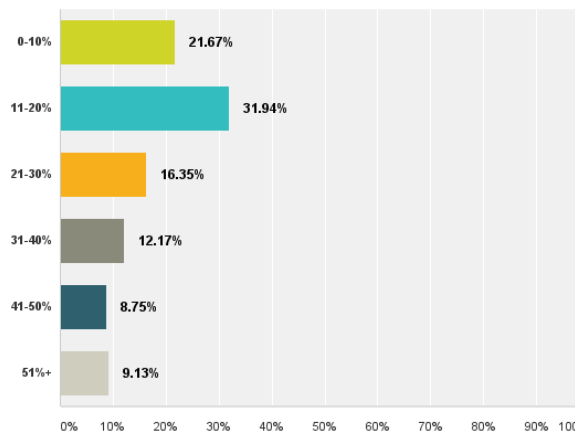


**Environment:** A strong majority of respondents think a lot about the environment when considering the economy. Of those who do not or think little about it, those who have lived here for 1-3 years are more represented than their normal sample size, as are those with progressively higher incomes.

Other than these two variables, the data did not indicate strong correlation in the answer for other groups (i.e., owners' vs. renters, permanent vs. part-time residents, etc.).

**Q20 What percentage of your food do you produce or source from Hornby producers? Please provide your best estimate.**

Answered: 263 Skipped: 60

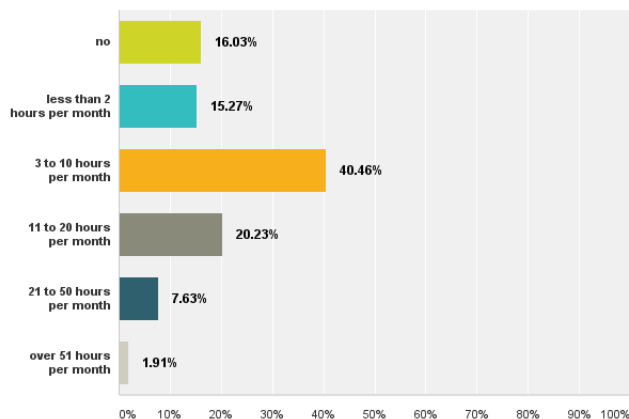


**Food Security:** 46% of respondents estimate that they produce 21% or more or source it from Hornby producers. This question was different than the 2003 Quality of Life survey, which asked about satisfaction with diet (at the time 81% were satisfied). The steering group felt that this new question would give a better sense about the relationship between food production, harvesting, consumption, and local agriculture, fisheries, hunting, and mariculture.

Of those who produce 21% or more of their food, artists were more represented than their normal sample group. Otherwise, the data did not indicate strong correlation in the answer for other groups (i.e., owners' vs. renters, permanent vs. part-time residents, etc.).

**Q21 Do you volunteer your time?**

Answered: 262 Skipped: 61



**Volunteerism:** 68% of respondents volunteer 3 hours or more per month. Those in the 25-54 working group were less likely to volunteer compared to their normal sample group. Other than this variable, the data did not indicate strong correlation in the answer for other groups (i.e., owners' vs. renters, permanent vs. part-time residents, etc.).

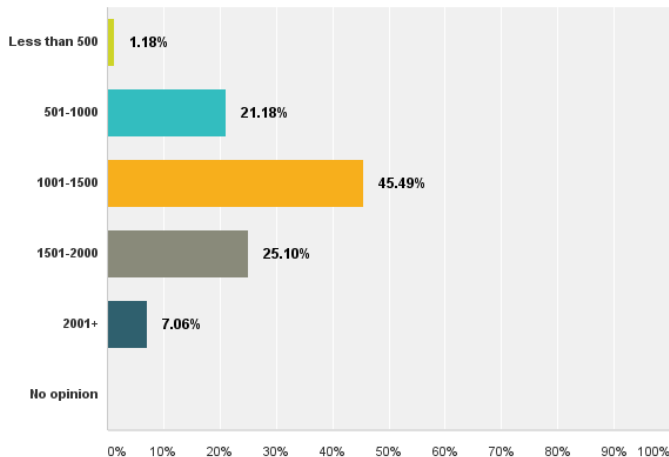
**Further In-Depth:** Based on results from this survey, and assuming a \$24 average value per volunteer hour, our napkin calculations indicate that the minimum annual value of volunteerism on Hornby Island is \$150,000/year, and an upper range of \$500,000/year based on survey results.



## 4 ATTITUDES AND PERCEPTION OF HORNBY'S ECONOMY AND PUBLIC SERVICES

**Q22 There are currently fewer than 1000 residents on Hornby Island. What is the ideal population for Hornby?**

Answered: 255 Skipped: 68

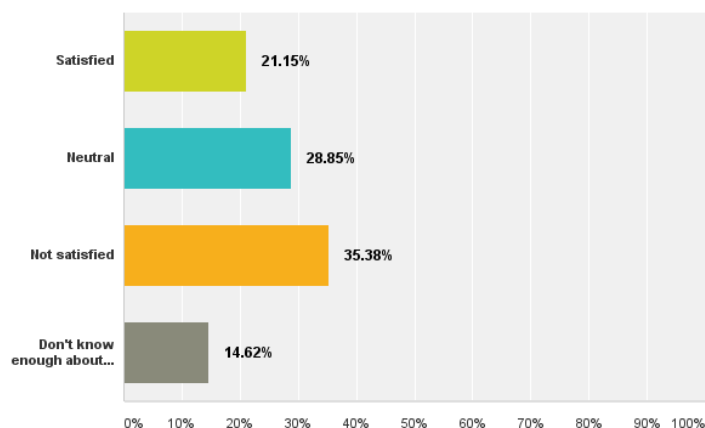


78% of respondents would like to see an increase in the population of Hornby. 32% would like to see the population at more than 1,500, against 22% who would like to maintain it at current level or lower. These results are generally comparable to the 2003 Quality of Life survey, except for fewer people wanting to maintain current levels, and more people wanting to have 1,500+.

No strong correlation could be found between specific groups and choices of answer.

**Q23 Are you satisfied with the overall property tax rate and delivery of public services on Hornby Island?**

Answered: 260 Skipped: 63

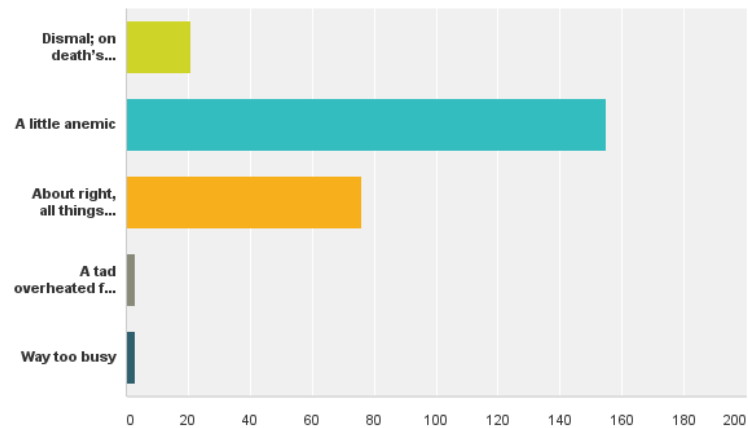


More respondents are not satisfied (35%) than satisfied (21%) with the overall property tax rate and delivery of public services. In the 2003 Quality of Life, respondents were asked to weigh in on specific bodies, such as the Island Trust, HIRRA, and CVRD. The steering group felt that a general question would suffice, and on the whole the distribution of answers is comparable to 2003 results. Those with higher incomes were more likely to be dissatisfied.

Other than this variable, the data did not indicate strong correlation in the answer for other groups (i.e., owners' vs. renters, permanent vs. part-time residents, etc.).

## Q24 Do you think the economy of Hornby Island is:

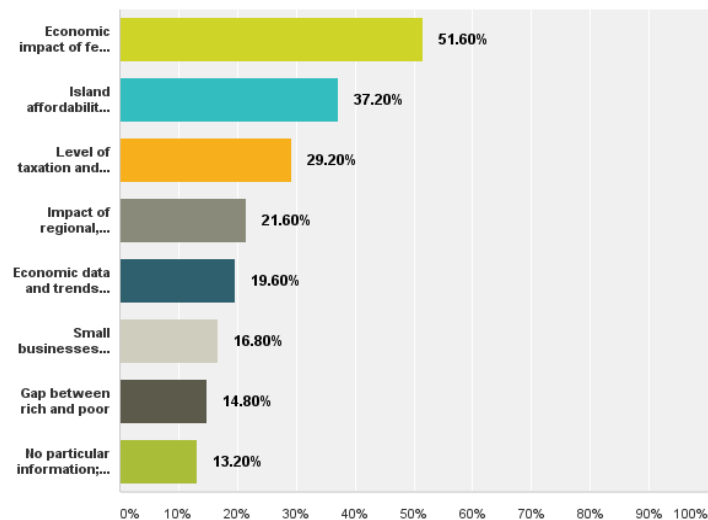
Answered: 258 Skipped: 65



Overall, a majority of respondents think that the economy of Hornby is a little anemic. In terms of information that would enable people to make informed decisions about Hornby's future, the top three were the economic impact of ferries on the local economy, island affordability statistics, and more information about the level of taxation and services and comparison to other communities.

## Q25 What are the top two pieces of information that would enable you to make informed decisions about Hornby's future?

Answered: 250 Skipped: 73



## 5 PRIORITIES, OPPORTUNITIES, AND CONCERNS FOR HORNBY'S ECONOMY

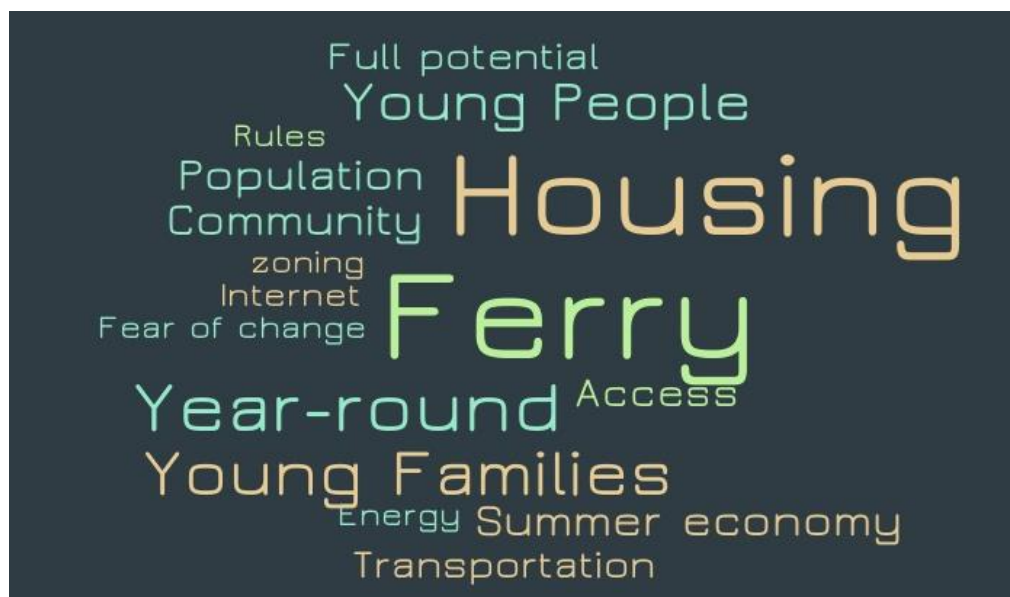
**Q25** Thinking in broad terms, what are the two best things Hornby has going for it?

Answered: 250 Skipped: 73



**Q26** Thinking in broad terms, what is lacking on Hornby Island, or is holding the island back from reaching its full potential?

Answered: 248 Skipped: 75



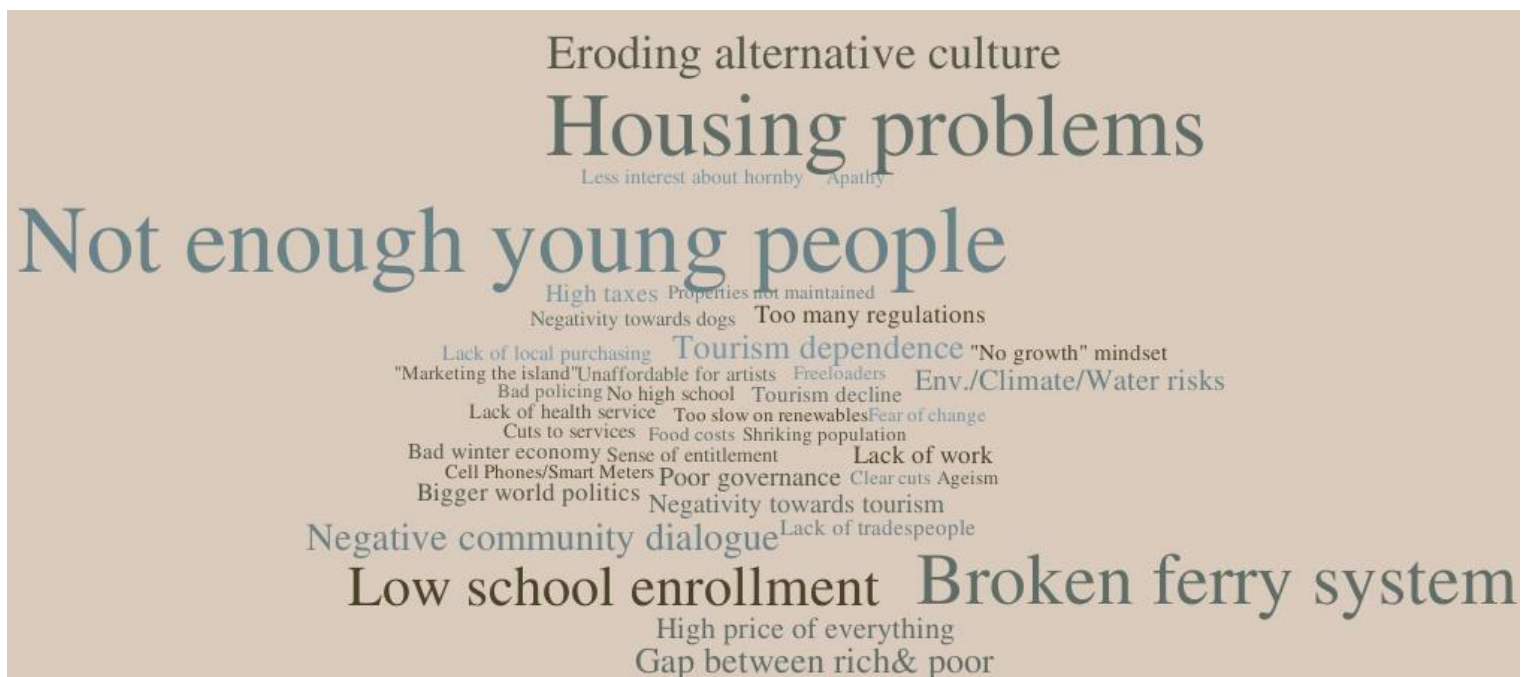
**Q27 Moving forward, what kinds of things, broad or narrow, could be done to ensure you and others can live on Hornby?**

Answered: 239 Skipped: 84



**Q28 Is there one trend you're seeing which concerns you about Hornby's future?**

Answered: 237 Skipped: 86



**Q30 What is your own vision for Hornby Island? (This can be one word, or a few words, or a sentence, or a paragraph - whatever lets you make your point.)**

Answered: 222 Skipped: 101



## 6. SUGGESTIONS FOR ECONOMIC FOCUSES/PROJECTS (FROM COMMENTS TO ALL QUESTIONS).

Improving affordability	Governance	Expanding the economy		Training & Development	Protect the Environment	Self-Sufficiency
<input type="checkbox"/> Housing <input type="checkbox"/> Ferry prices <input type="checkbox"/> Shared transport <input type="checkbox"/> Water taxi <input type="checkbox"/> Property taxes <input type="checkbox"/> Day-care <input type="checkbox"/> Living wage <input type="checkbox"/> Businesses build staff accomm.	<input type="checkbox"/> Live/work zoning <input type="checkbox"/> Density of houses <input type="checkbox"/> Inspections (building, sewage) <input type="checkbox"/> Tax empty homes <input type="checkbox"/> Tourist rental tax <input type="checkbox"/> CVRD presence <input type="checkbox"/> Islands Trust presence	<input type="checkbox"/> Town centre <input type="checkbox"/> Light industrial zone <input type="checkbox"/> Assured loading <input type="checkbox"/> Year-round rentals <input type="checkbox"/> Home-based Internet businesses <input type="checkbox"/> Green industry for export <input type="checkbox"/> Agriculture / food <input type="checkbox"/> Promotion of arts <input type="checkbox"/> Promotion of businesses <input type="checkbox"/> Attraction through quality of life <input type="checkbox"/> Paramedical services <input type="checkbox"/> Tourist bus <input type="checkbox"/> Late night ferry <input type="checkbox"/> Year-round hotel and restaurant(s) <input type="checkbox"/> Consume locally <input type="checkbox"/> School reputation <input type="checkbox"/> Spending by off-island owners	<input type="checkbox"/> Hostel <input type="checkbox"/> Expanded marina <input type="checkbox"/> Mechanic, vet, ins <input type="checkbox"/> Care facility <input type="checkbox"/> Off-season events <input type="checkbox"/> Beekeeping <input type="checkbox"/> Call centre <input type="checkbox"/> Art centre <input type="checkbox"/> Converting volunteerism <input type="checkbox"/> Organized labour pool for seniors <input type="checkbox"/> Edu-tourism <input type="checkbox"/> Pharmacy <input type="checkbox"/> Shops for rent <input type="checkbox"/> Incent new home owners (down pmt) <input type="checkbox"/> Food carts <input type="checkbox"/> Destination for sabbaticals/training <input type="checkbox"/> Day-trippers <input type="checkbox"/> Back-to-the-landers <input type="checkbox"/> Retirement centre	<input type="checkbox"/> Inspired workforce <input type="checkbox"/> Service standards <input type="checkbox"/> Budgeting <input type="checkbox"/> Night courses <input type="checkbox"/> Student loans <input type="checkbox"/> Distance learning <input type="checkbox"/> Multi-purpose building <input type="checkbox"/> Youth entrepreneurship <input type="checkbox"/> Abuse, addiction, mental health	<input type="checkbox"/> Strengthen Islands Trust <input type="checkbox"/> Visitor expectations <input type="checkbox"/> Preserve what's left <input type="checkbox"/> Car-free transport <input type="checkbox"/> Expand trails <input type="checkbox"/> Upgrade wells and septic <input type="checkbox"/> Extravagant homes <input type="checkbox"/> National park over time <input type="checkbox"/> Incentives for lowering consumption	<input type="checkbox"/> Volunteer ethic <input type="checkbox"/> Volunteer coordinator <input type="checkbox"/> Water conservation <input type="checkbox"/> Public water supply <input type="checkbox"/> Energy: solar, wind, ocean <input type="checkbox"/> Food production <input type="checkbox"/> Support for farmers



## 7. OPEN-ENDED COMMENTS TO ALL QUESTIONS

Note: 42 comments were either deleted or adjusted so that the person making the comment could not be identifiable, or in a few instances because comments could be considered disparaging to individuals in the community.

### Q.2 Do you rent or own a home on Hornby, or are you a visitor?

Number	Other (please specify)	Categories
1	30 year regular campers at Heron Rocks	
2	liv in caretakers	
3	co-own	
4	Work trade for rent	
5	Live with my spouse whom owns	
6	Family rental	
7	Building on friends land plus rent a cabin	
8	Live on parent's property	
9	Building a home	
10	Parents own	
11	Live on my in-laws property	
12	Live on parents property	
13	Parents own + live there	
14	Member of a cooperative on the island	
15	Have a cabin for summer and winter and fall and spring	
16	Live with in laws for minimal cost	
17	Father and uncle own a cabin and house on island.	
18	Parents own home and live there	
20	Parents own large property, spend significant time on hornby	
21	sometimes I stay at my family home.	
22	my family owns (not me specifically)	
23	family lives there/grew up there	
24	Rent and own	
25	Parents own	

- 26 Co-operative community
- 27 parent own(will inherit land)  
ha to move off island for work/home...hopefully a temporary
- 28 situation
- 29 Co-owner
- 30 2 properties
- 31 Parents own
- 32 Parents own, grew up there would like to move back
- 33 we also own a small vacant lot on the island
- 34 Family of owner
- 35 Longtime former renter
- 36 Family owns
- 37 Work trade
- 39 Grew up on hornby but can't afford to own yet!
- 40 Grew up on Hornby, parents still live there
- 41 Own property
- 42 Summer only, would like more!

### Q. 7 Do you plan to stay on Hornby full-time for at least the next 5 years?

Number	If you answered "probably not", please explain	Categories
1	I am staying, if possible, and my kids and grandkids are here for 1/2 a year, each year.	
2	probably yes...but will take a break when the kids are highschool age and perhaps before.	
3	Data from this type of question is extremely unreliable because of the almost infinite number of circumstances involved in such a decision	
4	I'm moving out soon	
6	No jobs, otherwise I'd stay!	
7	We haven't found a place to live and there isn't enough work.	
8	It is getting harder and harder to make ends meet. Ferries and other expenses.	
9	I do not currently live on Hornby, My parents do but i will inherit land. as well my family has a long history on the island.	



- 10 can only return if I can find affordable housing to match available employment
- 11 unfulfilled work and income
- 12 The ferry dysfunction makes Denman very appealing.
- 13 It is a summer vacation house for various members of the family
- 14 don't like the next generation of community leaders

## Q.8 Do you plan to move to Hornby Island full-time in the foreseeable future?

Number	If probably not, why?	Categories
1	too isolated for year round	
2	I will be finishing school and having a career in Vancouver	
3	Ferries are too restricting	
4	only a summer home	
5	I am now a teacher after growing up on Hornby and there's few opportunities there.	
6	This is our principal residence but we do not live on Hornby year round.	
7	enjoy some city life as well...too quiet here in winter	
8	spend winters in California	
9	Limited opportunities to make a living	
10	Lack of financial opportunities	
11	Live in UK	
12	Seniors	
13	My family is rooted in the UK	
14	Too far from airports and the city	
15	Have a home in Vancouver	
16	we prefer a combo of urban and rural in our lives	
17	I like Vancouver too much to leave.	
18	Getting too old	
19	Kids high school commute	
20	family in Victoria	
21	Too quiet in winter/like city life in winter	
22	Family/friend commitments off island	
23	Lack of medical services in case of sudden severe problems	

## Q.12 Are you satisfied with your current employment and income situation?

Number	Please explain:	Categories
1	I feel like I work too hard for not enough money, I would like to expand my skill set so I could pursue employment that could give me more financial stability, without sacrificing time to spent with my child	
2	A lot of work is unpaid work done for non-profit societies.	
3	once again, our circumstance is not the issue, what we need is reasonable job prospects, and waged work for people who want to work full time and part time, at a reasonable wage	
4	Let's be honest those of us that work year round in retail, are not necessarily doing it because we want to...to live in paradise, you do want you can to make a living. I consider myself lucky, but if I won the lottery, I would not continue to work at my job.	
5	I'm good as long as no really major expense comes along.	
6	I would rather be fully retired, but can't afford that for the time being; we have no investments and should we semi retire we will be struggling for \$ or at least having to make (as we should),	
7	more lifestyle adjustments	
9	Would prefer to be taking in more income	
10	need more support for local produce from other businesses.	
11	it seems to be working for now.	
12	Retired - make do.	
13	If your income depends on the tourism, you need to have some other job for the off season. I'm indirectly link to this as I managed summer rentals, yet	
14	It's not a straight yes or no	
15	not enough to keep up with cost of living here	
16	retired	
17	insufficient resources to manage all costs.	
18	not enough employment opportunities	
19	I would like to use my professional designation part time.	
20	am retired and do what I want	
21	Just not enough income	
22	currently unemployed, looking for steady employment.	
23	Our income gets a boost with the tourist season, and we try to stretch that money out and augment it with whatever extra we can bring in the winter, but like a lot of islanders, we are fending off the bill collectors by the time that summer income returns. It's a race to pay off debt and start saving for the next winter. We need to either figure out how to earn more in the summer, or create a new winter	

income stream for ourselves, or both.  
 Would like another part-time job

24 Work off Island, and involves expenses both on Vancouver Island and Hornby. Would like to find  
 25 ways to produce income on hornby.  
 Just getting harder and harder to keep up as we get older. Have had to defer property taxes which  
 27 means cannot get mortgage without paying them off..  
 28 I do treeplanting, and don't like it.  
 30 N/A  
 31 People are not willing to pay a fare wage.  
 I live and work in Vancouver at a restaurant. I feel challenged, well compensated and happy.

32  
 33 underpaid in my field  
 34 Sales could increase.  
 35 I would like to work on Hornby, but with ferry costs killing tourism it is tough.  
 I wouldn't mind to have a bit more as I have to work past 65 in order to have a little extra for holidays  
 36 and small extravagances. My husband is satisfied with our moderate income.  
 37 I moved off island and my work/expertise is needed.  
 38 Want to make more income  
 39 tourism is very seasonal. To build more off season business would ease financial pressure  
 40 Income OK but waiting for anew contract!  
 41 Retired  
 42 N/A  
 43 Retired  
 Current employment is fine, income situation could  
 44 improve  
 45 Yes, because I work hard and am rewarded hard.  
 46 I work off island though.  
 "LIVE SIMPLY, SO THAT OTHERS MAY SIMPLY LIVE."

We live quite simply (for North America, but pretty wealthy compared to much of the world.) Zero  
 movies, zero restaurant meals, zero liquour, zero air travel, zero smart-phones, almost zero clothing/  
 footwear purchases (thanks, Free Store). We live in a house without most modern conveniences,  
 grow a lot of our own food, drive 20-year-old vehicle and use it frugally. Our income (thanks to Old  
 Age Pension and B.C. Medical) allows us to buy good organic foods, travel in B.C, donate to  
 47 charities and good causes, and even occasionally buy LOCAL artists' work.  
 48 I am vacation renting my property because of the low prices of the real estate market on Hornby.  
 49 I work 4 different jobs

50 While our general cost of living here is low, the costs of doing business from here are getting higher  
 & higher. The majority of my work is off-island or dependent on people coming on island. Rising ferry  
 51 fares, cuts in service & unaffordable housing prices all effect my ability to sustain business on island.  
 52 Would like some regular part-time work on Hornby.  
 53 Need to make a high wage to support my family  
 Finding it harder and harder to manage on OAS  
 54 I've never had difficulty finding employment on Hornby in the years I've lived here. I now have a part-  
 time job online, which is wonderful to do from home or when travelling.  
 Having to transition to new forms of work/income as demand for my expertise wains and is perceived  
 55 as less valuable due to access to information via internet.  
 56 I've always had lots of work on Hornby.  
 57 After a couple more years we should be getting more govt assistance  
 58 Trying to expand arts related business  
 59 I would like my pension to be the same as retired government workers and politicians  
 60 Retired  
 I enjoy the balance of part-time paid work and  
 61 parenting. More income would be useful.  
 62 Prefer more income from less jobs  
 63 would like to retire completely instead of having to work part time to make ends meet  
 64 Retired & live off investment income.  
 65 Work away but relaxing to come home. Will somehow manage.  
 66 retired  
 Wages have NEVER kept up with cost of living...  
 And we are victims of constant corporate price  
 increases (bc ferries, bc hydro, cost of gas and  
 67 food!)  
 68 No place to sell goods easily.  
 69 Don't make enough to get by  
 retired and enjoying it. Very interested in seeing the island economically develop to support young  
 70 families  
 71 I feel I should be paid more! However that being said it is great to have steady work on Hornby.  
 72 Would be nice if there was more year round jobs for young people on the island so we could stay!  
 I'm answering the question below, number 14. Hornby's economy is bipolar of course. It is  
 inconsistent. It is manic. It is not dependable. It is either on, or off. It has no steady middle. We need  
 73 focus on promotion of "off-season" opportunities.  
 Earning money off island with the ferry situation very hard. Making money on island with the state of  
 74 the economy very hard  
 75 Could earn more off-island.

- 76 Both income earners need more opportunity on island.
- 77 I have modest needs. I love this sacred place.
- 78 If I am careful.
- 79

**Q. 13 What would improve income and employment on Hornby Island - please select the top TWO elements that you believe would have the most impact:**

Number	Other (please specify)	Categories
1	Not enough commercially/trades and services zoned land	
2	More year round rental accommodation	
3	Broaden HICEEC's criteria for accepting individual business proposals	
4	There needs to be a year round economy and a more inspired work force.	
5	Stable affordable housing for young families, so they could stay. I wish we didn't suck off the tourists and part time residents to such a great extent. Ferry costs are a huge problem - they need to be free like inland ferries. This would help the Hornby economy and open up other employment potential.	
6	Designate a commercial zone - town centre to encourage businesses	
8	Housing year round rentals People availing themselves of options perhaps off-island that they have not considered, or an adjunct home-based business via the internet	
9	I think that having a younger population on Hornby would create better employment. I think in order to obtain this we need a better housing situation.	
10	We need to stop begging tourists to come here. It is too passive. We need to create green industry..ie..pellets..water jackets..for export off island. Tourists just use up the ground water..and the jobs pay crap. not a sustainable plan.	
11	improved winter work. I would appreciate less reliance on our summer economy and more steady employment year-round.	
12	affordable ferry system would have ripples positive effects on the economy	
14	More young professionals and entrepreneurs HICEEC should establish some realizable goals, such as work opportunities for younger people: that is, select specific economic targets in areas that are key to the island's economy and character:	
15		

- eg, the arts sector; the food production sector (what happened to the Food HuB?
- 16 need diversity not more tourism
- 17 We need Internet at our place and slow costly satellite is our only option  
There are more employment opportunities on the island than ever before, but we need secure and
- 18 affordable housing for the people wishing to stay on the island.
- 19 ferry discounts for off island job holders  
There should be less meddling in this area. This tiny Island should not be considered a place to earn money. Take the money now spent on so-called "economic enhancement" and invest it in preserving
- 20 what's left of the natural environment.
- 21 affordable housing  
1. Need to allow secondary suites/dwellings for seniors
2. Computerized mutual aid by volunteers to make better use of latent skills.
3. Don't lose sight of our community vision.
- 22 4. Housing and transportation (ferries) are the key affordability issues that affect everything else  
I like it just the way it is!
- 23 Encourage island sustainability and healthy, cooperative relationships, including frequent and open discussions about concrete projects in housing, shared gardens, cooperative businesses, better car-
- 24 free transport, to name a few  
People actually showing up and really applying themselves to a job, rather than talking about how
- 25 hard it is to find work  
Work with Island's Trust to allow multiple dwellings on a single property ( make housing more affordable ) Create income for current property owners (boost economy) and create more affordable
- 26 housing options for residents that currently rent!
- 27 I'm assuming affordability means housing
- 28 Increasing off season tourism...
- 29 expanding tourism into other seasons
- 30 Affordable, good quality, year-round rental housing for working people
- 31 More support for island entrepreneurs to market online  
Existing businesses operate on the policy that they were here first and therefore no other similar businesses should be allowed to develop in any proximity to them (eg. the food service sector).
- 32 Hornby will never have a thriving economy if this oligarchical approach is allowed to persist.
- 33 Housing, both rental and affordable to purchase.
- 34 housing
- 35 Low cost housing
- 36 Affordable year-around housing

37 This type of outreach, meetings, individual support is useful. Encouraging.

38 Decrease the ferry costs  
\*Housing for young families

39 ISLA is taking too long.  
offer diversity in transportation; make it easier/cheaper to get here by public transport (bus, water  
40 taxi)

41 Less ferry expense so people might be able to commute..and get to town for other needs.  
More new money or off island money. My memory is of a lot of broke people trying to sell stuff to  
42 other broke people.

43 more year round housing

44 being a (very ) part time resident, I am not in a position to say  
making ferries more affordable to bring more visitors to the island; promoting arts, culture and  
45 businesses on the island, providing affordable housing for those working and living on the island

46 Housing

47 Lower ferry costs  
None of the above will amount to greater economic security if we continue to depend solely on our  
Summer Guests as the stimulus for Economic Enhancement. A vibrant Winter economy would  
48 encourage more youthful interaction and development.  
i.e. more commercial space

49 re, 19. We volunteered LOTS when we were younger but less now.  
Lower ferry rates so tourism can rebound. Businesses must have regular posted hours, and BE there  
when they say they are open. Over all business standards and service levels need to be raised and  
50 improved.

51 To many old ideas and people do not want change.  
Most employment on Hornby is seasonable. This is one of the biggest hurdles for many, as it means  
budgeting for the lean months. This is very difficult for some people who do not have this skill. It  
could be taught though. Having less work in the winter months does allow a person to pursue other  
ventures, hobbies, learning opportunities, travel etc. This is an opportunity few get out there in the  
52 real world.

Force the ferry Corp to establish 2 shifts on Hornby Ferry in order to run earlier and later. This  
improves Health, policing, work opportunities, manufacturing opportunities, and more ferry workers  
53 who actually live and spend on Hornby Island.

54 More affordable housing

55 are you kidding? 'higher wages'?  
lower ferry rates to keep young people on island

56 affordable housing

- Housing seems to be the biggest issue.
- 57 A living wage is about 20 to 25 per hour  
Affordable YEAR-ROUND rentals.
- 58 Affordable home ownership.
- 59 Lower ferry costs
- 60 Lower ferry costs, return to the old schedule  
Lack of broadband or high speed internet is a stopper for remote users to live here and work
- 61 elsewhere... Seriously.  
Get bc ferries to understand that the choices they are making are seriously jeopardizing our
- 62 community's economy.  
A key element is rolling back ferry fares and tying future increases to the CPI. Thanks to its natural
- 63 assets as a tourism destination, Hornby can do well financially when it is affordable for visitors and  
residents to travel.
- 64 By increased size of the economy I mean generally. As in, with more discretionary income, more  
tourists during summer season translates to more employment opportunities to the island.
- 65 Housing is a key factor; younger people need reasonable year round housing available to stay on  
this island
- 66 more accommodations businesses
- 67 Deport the scroungers  
Crowd source the value of island life on the internet. It has been done elsewhere and raised their
- 68 population 100% to 2,000 full time residences  
As the cost of living rises (esp. food, housing and transportation) income has to keep pace, or if
- 69 wages remain relatively stable the cost of basic needs has to remain stable as well.
- 70 Barter currency and low mark up quality food. Maybe some kind of food co-op?  
lower ferry costs and more low income housing to attract younger people- cell phone access for the
- 71 whole island- more ferries instead of fewer
- 72 Lower ferry rates  
Originally agriculture was an export business. Where has it gone? Now most food is imported . Why
- 73 do we have such little farming and no orchards?
- 74 ease up on regulations.it's almost impossible to operate here.  
The population of Hornby must adjust to the economic and geographic realities of Hornby, rather
- 75 than trying to accomplish the reverse.  
Finding ways to improve the tourist visitors (very difficult with the ferries and the Island's Trust rental
- 76 limitations.
- 77 The "improving affordability" option is too vague. I would have liked to see reference to affordable  
housing and lower transportation costs.



- 78 Grt rid of coop, ships all its products from cross country and we pay extra for it, wastefull, expensive.
- 79 Stable affordable housing for young families
- 80 Consume localy
- 81 Safe, affordable, year-round rentals for young people.

**Q. 15 Do you feel that meeting basic housing costs including property taxes, insurance and standard maintenance are manageable on Hornby?**

Number	If it's not manageable, how are you dealing with potential shortfalls?	Categories
1	Our circumstance is not the concern, it is of concern that young people: singles, couples, families, etc. are able to afford housing to live her	
2	struggle.really a struggle.	
3	husband does off-island consulting contracts	
4	I moved nine times before finding the right long term	
5	Working Off-Island	
6	debt	
7	With vacation rental. Considering moving off-island.	
8	As a renter, I was able to cover rent quite easily. The other expenses listed weren't applicable to my household.	
9	Borrowing, working at increasing income.	
10	Bank lne of credit	
11	Credit cards	
12	Suffer through the shit to find the gold... Work hard	
13	I don't deal with these matters or collect on rental profits	
14	don't live there	
15	I work in camp off island	
16	again , my situation is rental to match portionate employment available	
17	Savings	
18	working many jobs daily, 6-7 days a week	

- 19 My partner works off island to make enough for our mortgage
- 20 Work elsewhere to pay the bills
- 21 not buying food, borrowing from parents
- 22 I have to rent my house out in the summer from under myself to cover the mortgage
- 23 Just a note re # 10 - There was no choice for 0, our mortgage has been paid off for 20 years.
- 24 We rent out our house; we are running out of reserves.
- 25 Just, just, just
- 26 Loc
- 27 Room mates
- 28 Im struggling with little help!
- 29 Cutting back on everything else
- 30 STVRs, using savings
- 31 It depends, varies a lot depending on the season.
- 32 Spending savings made elsewhere.

## Q. 16 Are you satisfied with your level of education?

Number	If no, please explain:	Categories
1	more courses for young people and more adult education	
2	Always looking to learn more. I would like to pursue training in an area like accounting/tax preparation etc but I'm not sure how to	
3	go about it, as well cost and time seem to stymie me	
4	I am presently completing more education to address my financial needs there are many iyr college/level courses I've wanted to do but my live/work situation makes it	
5	awkward; also on HI we get locked in so easily to an income format that one is loathe to alter	
6	Want to finish my science degree	
7	i always enjoy learning!	
8	I regularly need to go off island for more training	
9	dont know enough but we struggle to get the services on this island	
10	I'd like to get my masters degree	
11	should be better educated	
12	need more training	
13	One can and does always learn	
14	and no - Masters degree but need to develop more skills to match hornby.	

- I'd like to get more schooling (even correspondence) but it's so expensive I'd have to acquire
- 15 ridiculous student loans in order to do it.
  - 16 I would function better if I knew more about my computer.
  - 17 Can always learn more.
  - 18 Will need to go back to school to upgrade my job
  - 19 Will probably get a masters one day. Just to prove I can.
  - 20 There is training that I would like to take, but cannot afford.
  - 21 Learning is empowerment
  - 22 Always looking to learn more. Night courses at the RTGrow ?

### Q. 17 Are you satisfied with the level of on-island healthcare services?

NumA11:C28ber	If no, please explain:	Categories
2	We are underserved for soccial, recreatinal and mental health Sorry, I feel the doctors are just half hearted and would rather be doing something else. Having a N.P. is great. I can't understand why there isn't a naturopath here with maybe another practisioner or two alternating...seems to me this community could support it if it was not built on the format of	
3	allopathic medicine. I guess it's a simple matter of no naturopath feels it would be a viable practi	
5	I would like to see better excessability to paramedical services on island. i.e. physio, chiropractor	
6	Need year round nurse to work after hours with MDS, need visiting physiotherapy	
7	good work was done on the clinic. let's focus on the needs of the younger generations for awhile. Our medical doctors are not very good practitioners and there seems to be no fromal review	
8	process to make cpmplaints known.	
9	would be great to have physio therapist on island or regular visits	
10	Physiotherapist would be awesome even if it was 1 day a week!	
14	Need a physiotherapist and registered massage increased home support services would save healthcare \$ and enable elders longer care outside	
16	the mainstream healthcare budgets I have not had enough experience to really make a sound judgement. Just earaches and blood	
17	tests and all my experiences have been fine.	
18	Don't know We need a registered massage therapist, and a qualified personal trainer, year round. The nurse	
19	practitioner is great	
20	Never tested them!	
21	I'm saint no only because I've never had to make use of the service.	

- |    |   |
|----|---|
| 25 | not used so n/a   |
| 26 | I worry about getting older and still be able to stay here. |

### Q. 18 Are you satisfied with the island's current modes of transportation (private and public)?

Number	Comment?	Categories
1	we need access to public transportation in some form	
2	What are they?	
3	issues with winter ferry schedule, also need to have transport across Denman and some transport options on Hornby	
4	Would like to see some public transport, ie bus from co-op, across Denman Island	
5	a bus service would be lovely but I know not reasonable as it has been tried a few times.	
6	Why are physically capable people still driving short distances rather than walk or bike ?	
7	I've lived on Bowen Is and had this lack but now there is a two route line of transit that I think is translink	
8	During summer, a community bus would be lucrative.	
9	Electric taxi or bus would be a great help	
10	Would like to have reduced road speeds to enable EV's to operate	
11	I find bikers in the summer and summer traffic to be annoying.	
12	what public transportation?	
13	ferry costs prohibitive. ferry lineups more prohibitive than costs.	
14	need public transport to Vancouver Island	
15	More shared options should be available	
16	some kind of bus service would be helpful for many to get into town.	
17	Ferries,!! Killing economy!	
18	We need taxis to help prevent all the drunks from driving home	
19	The speed limit should be reduced to make space for electric vehicles.	
20	The broken up winter schedule for the ferry is just stupid and not effective in reducing costs in the final analysis.	
21	Lower speed limits on roads	
22	Find an effective way to move people and good to VI. Need good paved bicycle lanes (like Tofino),	
23	lower speed limits to 50km/hour to allow electric vehicles on the road	
24	Ferry travel way too costly.	
25	increasing of ferry costs	
26	this an important and complex topic that deserves attention...it's tied up as much with housing and shopping opportunities as it is with just getting around	
27	need bus or taxi service	

27 Ferry not reliable enough to connect to mainland services on a predictable schedule  
 28 ferries service cuts and increased cost  
 29 The ferries! Arghhhh  
 30 need local 'bus' or shared car useage  
 31 ferry costs and schedules.  
 32 an island shuttle service would be handy  
 hard to keep one's carbon footprint low, and get around, not owning a car. Getting around on bicycle  
 is OK, except rainy nights, when in pain, or having to transport cargo (ex. recycling), groceries,  
 33 children. Trips to town or to Buckley Bay, to catch a bus are a hassle, too  
 34 Shuttle service would be nice  
 35 Cycling and hitch-hiking Yaaaas!  
 36 New ferry schedule sucks..  
 37 taxi service would be terrific  
 38 ferries service cuts and increased cost  
 39 BC Ferries inattention to community's needs  
 40 The Ferries!  
 41 No public transportation  
 I realize it is out of hornby's control, but BC Ferries is abysmally mismanaged and should be returned  
 42 to the ministry of highways.  
 I can't think of any public transportation options available, unless you count hitching. The trail  
 systems are great, and I'd love to see them expanded, eg. from the co-op to the cove. Unless you're  
 keen on night biking, it can be tricky to avoid drinking and driving. We burn through a lot of gas on  
 this island; I'd like to see some follow-through on the idea of lowering the speed limits to the point  
 43 where golf carts would be permitted.  
 44 Need public transit and golf carts  
 45 We need public transportation!  
 46 ferry schedules are unworkable and unaffordable. No public transportation on the island.  
 47 More bicycling!  
 48 No taxi or bus make getting around hard.  
 49 We should be part of BC transit especially across Denman  
 50 Ferry fares becoming unaffordable  
 51 as the demographic dictates - "public" transportation will become necessary  
 52 as in 15; work for more public affordable transportation, buses and water taxi for locals and visitors  
 53 No Tourist Bus Regular Service  
 54 poor ferry service and inflated cost  
 55 Some sort of on Island Transportation might make the Island feel a little more accessible.  
 56 Ferry costs ae too high.

57 We need some sort of bus system so people can get around nn her ummer to not drink and drive  
 ..so some sort of local trans.  
 58 Ferries are difficult. We need another late ferry at least one night during the week.  
 59 thumbing feels safe and reliable :)  
 60 An island bus in the summer would be great.  
 61 more electric vehicals  
 62 ferry system expense  
 63 I do not drive off the Island.I rely on friends to go to town.  
 64 Overpriced for residents/ and visiters  
 65 Ferries should be subsidized as a part of highways.  
 66 ferry issue but onisland is good and friendly w/ hitchiker/driver camaraderie  
 Ferry schedule should be as it used to be all year round. An on-island mini bus for getting around  
 would be good for those who do not drive or are not able to own a car. Maybe a coupld of shared  
 cars or Island cars/mini vans that people could book for a day or two.  
 67 cost of ferries is very taxing  
 68 The ferry system (Cost and schedule) is killing the Hornby island community.  
 70 Need bus service and improved ferry connections  
 71 Ferry cost and scheduling  
 72 Coordinate ferries from Vancouver with Hornby  
 73 Ferry fares are challenging. Seniors (especially) need public transportation.  
 74 Ferries too busy and too costly  
 75 A bus or taxi sort of service for late nights especially over the summer  
 76 BC Ferries prices have doubled since I arrived, wages haven't.  
 77 ferry schedule needs to go back  
 78 I think there may be room for someone to start up a? mini bus service  
 I'd like to see an affordable passenger-only ferry to Comox, that would connect with bus service to  
 downtown Courtenay.  
 79 We need alternatives for those who don't have a car, can't drive, or do not want to drive to get both  
 80 around the island and off the island to Buckley Bay where they can join up with regular transit  
 81 taxi would be welcome  
 82 public transportation  
 Would like to see a summer shuttle, especially when people are drinking and driving in the busy  
 83 summer season  
 84 Hornby Transit & Charters!  
 We bike & have cars. But having some kind of public transport, especially in the busyer months  
 85 sounds helpful.  
 86 Ferry fares far too high.  
 87 Not the ferries!

88 We really could use a small shuttle service, but unless it was subsidized, it would be cost prohibitive likely  
 89 I'm pretty satisfied, I just think more bike lanes/trails along the road would be good, and that the roadside trails we have now get better signage.  
 90 Not aware of any public transport. Recent reduction in ferry service, together with the cost of using the ferry, is a big problem.  
 91 I'm okay, but would like to feel that older people can get around somehow. But maybe they're fine, arranging rides?  
 92 But not terribly unsatisfied and I have appreciated some of the initiatives so far  
 93 Bus transit accross Denman and into courtenay would be helpful, alternative private water taxi would be helpful. Hiss and boo to the ferries (impossible!)  
 94 The ferry cost are crippling our quality of life.  
 95 Tax-funded public ELECTRIC transportation would be a great boon to the island!  
 96 A shuttle bus between the ferry, coop and Ford's cove would help local workers.  
 Full bike lanes or maintained 4ft wide gravel trails, lower the speed limit to allow NEV's, island car/truck share like Car2Go but reasonably priced (in line with real ownership per KM price no profit incentive.)  
 97 I am unaware of any public transportation on the island  
 98 What public transportation, to the island?  
 100 Public transportation  
 101 If no car then NO  
 Increasing costs of ferries is going to make the island liveable only for the wealthy with fewer new families or retired people who support a year round economy instead of a summer driven one  
 102 Ferry fares are WAY too high! It should be part of BC Highways again.  
 103 Its drive, bike or walk.. There are NO other modes!  
 104 bus service?  
 105 want old ferry schedule back  
 Limits imposed by ferries on the number of cars and development of bike and walking trails make Hornby particularly attractive.  
 107 Ferries, too expensive and not enough crossing in the shoulder season  
 108 Ferries too high  
 109 Bus shuttle  
 110 There is no public transportation  
 111 needs a taxi service  
 112 Need for driving people who can no longer drive  
 With many hitchhikers on the island, there may be an opportunity for a private "taxi" service in the summer months. Someone could make a bit of cash giving a lift here and there to folks.  
 114 Ferry is crippling of course.  
 115

- 116 transport for elderly to run errands is needed  
Better ferry costs for on and off the island. Other options would be great. Bus service on Hornby
- 117 would be appreciated
- 118 public transportation is a must
- 119 ferry schedule is lunatic fringe and fares are way too high
- 120 Bring in a community bus
- 121 The ferry schedule is poor.
- 122 Always pick up hitch-hikers if you can  
No public transportation for those without vehicles. It has been tried, but costs such as insurance
- 123 made fares too high. Talk to Janet LeBlanc.

## Q. 19 How much does the environment enter into your thinking about the economy?

Number	Comment	Categories
1	Economic endeavours should be thought of in a permaculture frame of mind. Close all the loops and have businesses feeding each other rather than competing with each other.	
2	I think tourism is TERRIBLE for the environment.	
3	i feel we are quite limited by water holding capacity/availability.	
4	Water conservation comes to mind often. We are participating in a civilization that has no future; leadership is absent or retrograde and philosophically empty; we need five planets to keep on this way. It is demoralizing to living in an era of massive die-off when little is being done formally to address the obvious disconnect between us and the future.;	
5	we should become electricity self-sufficient	
6	there is no economy without the environment	
7	What I mean is the NATURAL environment, not the human-made one. The natural environment come FIRST, before anything human. There are 7.5 billion people out there doing the economy-thing. Let's try to keep some part of the planet insulated from this huge mass of human doo-dah.	
8	But I don't often think about the economy	
9	grateful for care given to hornby environment, environmentally friendly businesses are priority	
10	Organic sells + more profit	
11	focus on oil and gas production not the way to go	
12	I think and act in an ecologically responsible way.	
13	sunny summers are good for tourism.	
14	Hornby's USP is its environment. Handle with care!	
15	The environment is one of Hornby's greatest assets and the foundation of its economy.	



- 17 Between a lot and a little depending on issue.
- 18 We have an amazing climate.  
Without a livable environment there is NO economy. (And pragmatically, our local environment is a
- 19 great community/economic asset)
- 20 be realistic here, we need to do the best we can
- 21 too much misinformation around
- 22 Hornby is an island after all.  
Local environment a lot, remote environments not so much if we're being honest. Hard to have ipads
- 23 and concern for the environment.  
We should have small businesses which move to sustainable, off-grid energy, i.e., solar, wind,
- 24 ocean current.

### **Q.23 Are you satisfied with the overall property tax rate and delivery of public services on Hornby Island?**

Number	Comments?	Categories
1	We pay too much for Islands Trust and fire services, depot. Not satisfied with road maintenance provided by Emcon (cutbacks on snow clearing, ditching, road maintenance)	
2	Taxes going up, service going down. Bureaucracy exploding.	
3	I think we could do a better job to include a broader base of business initiatives it really irks me that I have to pay for garbage, by the bag, getting a deal if one has a truck load (I don't have a truck nor would I want to compile that much trash) and to have the cost increase during the summer, when we pay for these services in our taxes and most communities also get curbside	
4	pickup. Tax bill includes several areas of no use to Hornby residents. Other areas: Why are we paying twice	
5	for taking garbage to recycling?	
6	Taxes are far too high for services we receive	
7	Islands Trust cost a lot for little benefit	
8	Roads are not looked after as well as years ago and the ferry service is too exoensive	
9	We pay for many services we are unable to access due to the cost of ferry travel We are taxed for garbage disposal and then we pay to take our garbage to the depot. The unpaved	
10	roads on Hornby which we use daily are not consistantly maintained, not only is this leading to excessive wear and tear on my vehicle but it is dangerous for cyclists, pedestrians and drivers	
11	high taxes..very little services.Terrible.	
12	more local control of services and decisions would be better.	
13	I feel great about the health care and fire/first responder services.	

14 We don't get enough back from Regional District  
15 High property values + taxes are driving some groups off the island.  
16 I would more attention to roads such as frequently painted centre lines and sideline markings  
17 too much on bureaucracy and administration not enough doing sp. island trust  
18 Pay more here than in Vancouver and don't feel support for many services  
19 I am very concerned about the money HICCEC gets from my taxes. Not money well spent.  
20 would like to see more of our tax dollars come back here  
Property taxes are far too high for a tiny Island, probably due to the huge number of unnecessary so-  
21 called public services.  
22 There are some things we pay taxes for that are largely not available to us.  
23 our taxes aren't reflected in the services we have on island  
24 Property tax is very high. Very ltd services available.  
In the time that I have lived here I have not utilized any public services and have not paid property  
25 taxes.  
26 Need money diverted to creating affordable housing  
27 more police, employment counsellors, business consultants,  
28 Not happy with lack of transit  
29 Too many added charges ie. garbage costs at depot  
30 Taxes too high, services too low  
31 transportation is a problem; need public options  
32 tax rate too high for the level of service being provided  
33 paying too much to support Comox/Courtenay's economy  
34 I am a renter, so know nothing of property taxes. Public services are fine in my experience.  
35 We are overtaxed by 50%  
36 depot restrictions  
37 roads, transportation, especially ferry service  
38 I question why the firehall budget is so high - and I am not talking about the new building initiative.  
Seems we're getting ripped off being part of the Comox tax region and paying too much for what we  
39 do get  
40 It is very expensive, mostly going to education - which our family has never participated in  
41 like to see an affordable housing authority funded by taxation  
42 Bit high for an island  
43 ~5 million in property taxes to Comox from Hornby, for what?  
44 The taxes are too high for what is delivered  
45 our roads were better before when they hired more employees and our ferry service was better  
We pay high taxes & don't receive: road side garbage/recycling, no sidewalks/street lights to  
46 maintain, we pay to dump our garbage, no rec centre, no policing for most of the year & often not

adequate policing when we do need it... the list goes on & on. A little bitter that we can't just get affordable ferry transportation on & off the island.

47 We have poor roads and very little municipal support for the high taxes we pay.

48 Our taxes seem really high for what services are provided  
It would of interest to have a one page, one sentence, public services information sheet which we could put up on our wall.

49 I appreciate that we have a lot of community control over our CVRD tax dollars and feel we get great service that also helps support the island economy.

50 we pay fairly high taxes and don't see lots of services especially for the roads

51 we pay alot compared to our other home. Dont know if our kids who may inherirt the cabin one day will be able to maintain it

52 Every thing good about hornby has been done by hornbys residents.. With basically zero help from government! (Recycling depot, community hall, clinic, trails, garbage pickup)

53 a lot of money leaves..not much service returns..some dlibs and drabs that are "applied for" .overall not enough .

54 what is HICEEC doing for the money they get?

55 seems high

56 I like a minimal service, minimal cost approach.  
See ferries above and the hyw roads and sideways need more workers looking after them...as in when they were gov't workers .

58 Very poor service for extremely high taxes

59 we pay for a lot more than what we receive.

60 Too much property tax

61 Disconnect between renters and owners here on who has a say.  
I'd like to see more funding of on-island projects like solar, septic, and other environmental innovations.

63 I wish we would have rebuilt our old fire hall. But I will back the will of our majority.

64

## Q.27 Thinking in broad terms, what is lacking on Hornby Island, or is holding the island back from reaching its full potential?

Number	Response Text	Categories
	Longterm, full time employment.	
1	Cost of ferries.	
2	Affordable housing.	
3	Population is too small. We need more people especially young ones and they need places to live	

- and work that are affordable.
- 4 transportation and highschool and year round services  
Ferry fares!
  - 5 Land Values  
Affordable housing
  - 6 the ability to have a sustainable lifestyle as a young family
  - 7 better cheaper ferry service
  - 8 An inspired workforce.  
often people around here really do not like change (even more so than the general population I think), and are resistant to it  
~ needs more local economy (trades, retail, food services)
  - 10 ~ more tourist potential
  - 11 art, beauty  
We need housing options for young and middle aged people, in particular we need families to live here year round. We need better options for wage work, with living wage and some prospect of consistent jobs.  
Year round restaurants. Saturna, pop. 354 has year round restaurants, a bar open all week through our the year....  
Lack of support for small environmentally friendly development such as the proposed development at 4 corners that the Island Trust refused to give a hearing to.
  - 12
  - 13
  - 14
  - 15 Affordable housing is a start which then allows a mass to develop  
Cost of the ferry and getting and delivering services
  - 16 affordability for families to stay
  - 17 affordable ferries  
the understanding that off the grid is good and isn't that why many came here in the 70's?
  - 18 Economic Development
  - 19 Ferries access  
Community focus - town centre
  - 20 When the 40 yrs depot bin return from town they should be filled with soil, gravel, etc...
  - 21 younger population  
The school needs to garner a stellar reputation in order to attract more young families to the island.
  - 22 More commercial enterprises would increase employment and add to the economy of tie island.
  - 23 year round employment opportunities

- 24 Secure Housing for all, gentrification, ferry increases  
A closed loop system where self supporting systems can feed and fuel each other. An example would be farmers selling produce to local restaurants. Restaurant owners working with farmers to produce and procure what they want on their menus.
- A community forest system would also be extremely beneficial to both the eco system and the inhabitants. As can be evidenced in community forests across the globe. Here is a good link for community forests in B.C <http://bccfa.ca>
- 25 Housing for families. I know of a few families in need of a rental, they would bring good employees and employers to this island, and children to the school.
- 26 Regulations. Too many regulations choking intelligent growth. An over-reliance on tourism. income streams from off island, not tourism, but craft export.
- 27
- 28 diversity in age/culture.  
affordable housing for young families.
- 29 reasonable access to get on and off the island.
- 30 Young people
- 31 affordable housing, year-round employment, no high school  
Supporting local food and goods production lacks. Buying into mainstream consumerism instead of upholding a sustainable model of local marketing is detrimental. Hornby operating as a 'summer destination' needs to change drastically and year round interest of the island needs stimulating.
- 32 housing prices/availability. very difficult for young families to get established these days. and we need more of them to energize the island.
- 33
- 34 Housing  
we are cut off from the rest of the country by an expensive and inefficient ferry system / schedule.
- 35 I would like to see a schedule mirror to Denman's.
- 36 Decent rentals year round.
- 37 attractiveness to young families  
I think Hornby is holding itself back. There is limitless potential here to do, create, make and be but we get caught up in politics, rules and naysayers.
- 38
- 39 Cranky old people that don't want to do anything new.  
We need a vision that corresponds to the path the globe must follow; energy from natural sources to begin with, an end to plastics; a veneration for other species; I could go on.
- 40
- 41 Full time restaurant year round + hotel.  
High property values making it difficult for young families to move to Hornby. Also, BC Ferries stranglehold on the island.
- 42

- 43 affordable housing or lack of any.
- 44 affordable housing and ferry costs
- 45 Leadership in challenging us to reach the aims of our Vision statement
- 46 Hi speed wi fi
- 47 access to land for young and poor
- 48 internet options
- Being able to provide housing for the younger people who are seeking an alternative lifestyle from the one available in urban centres.
- 49 RESTAURANTS/SMALL BISTRO TYPE
- 50 MORE BUSINESSES THAT EMPLOY LOCALS
- 51 the number of off island owners who spend little time here
- The affordability for new business's to start(especially summer season) Referring to space/rent and licence's.
- 52
- 53 Affordable year round housing and over-reliance on tourism
- 54 more robust service providers, ie housekeeping, gardening, tree trimming, window washing
- 55 Individualism
- To make Hornby a better place, the Islands Trust needs to go back to its original mandate - to make the land and natural environment the major priority. The convenience and enjoyment of humans must be kept in check. Without some way to curb human development, the Island will simply turn into another suburban outpost, loaded with housing and jobs and convenience stores - and will lose everything that makes it a treasure now. It's heading that way now, with very little prospect of it stopping.
- 56
1. Lack of job opportunities for young people
- 57 2. Affordable housing - I.e. Stable rentals
- 58 residential and tourist accommodation, openness to business initiatives, ferry issues.
- 59 affordable and adequate housing, particularly for younger people
- Affordable housing
- Short term rentals that gouge visitors
- Reliable, year round cafe
- 60 Sustainable businesses
- 61 The ferry rates.
- Provincial govt policies especially with respect to ferries and lack of funds for provincial park development/maintenance
- 62
- 63 What do you want? Do you want to turn it into another Vancouver? Then go back to Vancouver!

- 64 outdated bylaws for housing  
65 Accommodation for young families
- 66 right0usnes  
Bureaucracy. Too much of it is slowing the economy down. Also, the idea of "every man for himself" creates an economic imbalance, with the corresponding counter-productive jealousy and  
67 competition.  
68 Fresh water (and a ski hill)  
Hostel (affordable accommodation for overnight visitors)
- BC Ferries reduced schedule
- 69  
70 Snobbery and anarchist idealism  
71 Cheaper ferry fares  
Higher speed internet
- More farming
- 72 Affordable housing  
Think we are an aging population. That has no plans for the care and help we will need in the coming  
73 years...we need to allow care taker suites...  
accessibility and affordability  
74  
short term individualistic thinking
- relying on short season tourism
- 75  
76 steady patterns of rain  
77 lack of well paid work  
78 The ferry and a mix of housing that better meets the needs of year-round residents  
79 Ease of accessibility (the Ferries again)  
80 ferry costs  
81 year round amenities  
82 Fear of change  
Affordable cost of living incl. year-round housing/ferries, etc..  
83

Large enough (diverse) population to sustain & grow businesses, culture, school etc.

We need to address the seasonal economy,

And create affordable year-round rental housing (beyond ISLA), embrace diverse alternative housing opportunities such as tiny homes, prefab, caravans, and most importantly add areas of mixed use live/work zoning

**84** lack of diversity (cultural, ethnic, chronological, economic, academic, political, philosophical...)

A lot of residents are struggling just to maintain their finances - it's a real drain. It's difficult to access

**85** the means, both financial and educational, to realize their ambitions.

Year round affordable housing for families/workers.

**86** Housing to attract trades people.  
jobs

**87** Young people

**88** affordable housing. thriving school

**89** Lack of affordable housing, lack of electricians and plumbers  
Limitation of affordable stable housing

**90** Ferries are not affordable or responsive to community needs

Affordable housing which make it possible for tradespeople with young families to come here to

**91** support the school and earn a living providing services to the community. .

**92** affordable housing, lower ferry costs

It has a 2 month season so it limits full time residence living there because there's nothing in the other 10 months. We need to get a bigger offseason like other tourist destinations have so more families are able to live yearround. Having nothing open in the winter hurts the potential for an offseason. But it's impossible for businesses to stay open in the offseason because there is little

**93** business. Something needs to change.

A modern multi-purpose building with a modern library with computers and meeting rooms like the Courtenay library. Economic Development's office could be in there and visible. An intention to create

**94** healthy living/income for everyone, and working towards this.

Lack of handy persons who will work for a reasonable rate to enable the elderly or ailing to stay at home on Hornby. My past experience with childcare was very negative, cash only and no receipt and often unreliable.

**95** often unreliable.  
**96** Ferry fares/service and some antiquated thinking

**97** Nothing

\*Attracting young families - with affordable housing primarily - many can and do work independent of place. \*We need young people to be sustainable into the future and to keep the school viable.

**99** being reliant on own vehicle and cost and long lines of and BC ferries



- 100 Petty bickering.  
Critical Mass
- 101 Lousy Internet even though the Province pays Telus millions to provide Fiber Optic Internet directly to every home.
- 102 Reduced ferry service and increased cost of transporting goods and services
- 103 Affordable accommodation for visitors and available rentals for locals.  
Bc ferries. Bylaws that prohibit business and development. Eve. Would even be great if there could be good trucks in the summer c
- 104 too many want NO change....
- 105 High ferry costs; year round restaurants; winter workshops and recreation facilities i.pool with hot tubs and gym activities.
- 106 Better ferry service, and high school, year round restaurants and shops. Larger cleaner marina.  
off island governance by Reg District and Islands Trust do not always have Hornby's best interests at heart
- 107 Ferry fares
- 108 The amount of homes that sit empty, the pricing of summer retals
- 109 small mindedness is holding us back  
The ferry schedule.
- 110 If there was ONE late ferry during the week, my kids could do more extra-curricular activities and I could do a little off-island work.  
Ferry fares.
- 111 High property taxes with few services.  
The lack of year round, affordable housing. The BC Ferries service cutbacks and the huge fare increases.
- 112 People buying homes here as an investment instead of a place to live and grow.  
Trade with off island markets. It's special how local things are, but I believe more off island money could help stimulate the island's economy.
- 113 High ferry cost, high tax rate, low permanent population.
- 114 Fear of change, inability to embrace tourism.  
This island is its own potential. it doesn't need us. We don't need anything more. We don't need any more visitors, we don't need any more development, we don't actually need anything.
- 115 Lack of year round amenities, reliable workforce
- 116 Not enough young families - working parents with kids in the school.  
1) High Ferry Tolls
- 117 2)Excessive property Tax Rate

- 123 Suspect that it is hard for families to live on island as ferries and houses are getting more & more expensive,  
 124 could use another method of transportation to bring in more visitors (eg., water taxi from Courtenay, Comox), more people with skill sets such as plumbers, electricians, auto-repair, etc.  
 125 Having more houses for rent for families.  
 Affordable housing, encouraging young families,  
 more employment opportunities
- 126 ferry costs  
 127 jobs and opportunities also the expensiveness of the ferries  
 128 services that aren't present on Hornby-mechanic, insurance, vet services  
 129 BC Ferries schedule change and prices are making it less affordable for the tourists  
 130 Affordable housing for families, where they don't have to move out in the summer.  
 We are an Elder community. It would be grand to be able to train regularly in a Community  
 131 Swimming Pool.  
 132 an affordable ferry service  
 limited thinking "no" to everything and a whole lot of talk thereafter much to do about nothing than  
 133 keeping on top w/ whatever said-to-thinking is all about...political atrophe  
 secure housing for families
- 134 Jobs for young people  
 135 Ease of access, quality and reliability of existing services/businesses.  
 136 Old population does not want change always protest everything fire hall, four corners development  
 Year round services/attractions
- 137 expense to get here  
 138 Affordability of housing to enable a viable permanent population.  
 The idea of potential is subjective but BC Ferries transportation costs for local people is way too high. We should have a special ferry rate based on some sort of usage. The more you use it the less you pay.  
 139 Young families and work for them.  
 140 Too much NIMBY. Lack of support for business other than Arts, crafts, and tourist related. Ferry problem means reduced manufacturing opportunities which create sound long term- part time employment of locals.  
 141 year round accommodation and services for visitors....ie  
 142 A year round restaurant  
 143 Lack of population

- Need more affordably sized lots; Islands Trust should protect community not just the environment
- 144 Like to see more of the volunteer ethic develop in those under 45  
Ferry cost
- 145 Restrictive land use
- 146 small start up businesses  
There could be more affordable housing on the island.
- 147 Could have more restaurant choices.  
heavy reliance on visitors in the summer
- 148 Over-pricing of goods and services, especially accommodation in the summer  
I think a little more tourist infrastructure.
- 149 Also, I'd like to see more young people living and growing families on the island.
- 150 Nothing
- 151 Diminishing access to ferries. Hornby islanders need to be more creative about how to negotiate a  
future with less and less support from government
- 152 define full potential...??seems an elusive concept to me  
When you say Hornby island you are speaking about a natural entity that is getting increasingly
- 153 messed up by human activity.
- 154 Lack of housing and economic opportunities for young adults.  
Entrepreneurial spirit, frankly, that thinks outside the eight weeks of summer madness. And it seems  
those with the creative business ideas are short on capital. Seniors lack transportation and reliable
- 155 workers to help them with the chores that are part of semi-rural life.
- 156 Ferry problems  
FULL YEAR RENTALS for families and young people who are working hard and contributing to  
Hornby's economy.
- 157 Wider roads with a specific bike lane on all of central road and St.John Pt road.
- 158 A Brewery for beer... this could create employment and economic vibrance.  
no affordable housing
- 159  
expensive real estate
- 160 shipping a product off island given the ferry costs

- 161 Adequate housing. It doesn't have to be fancy.  
affordable ferry access
- 162 limiting bylaws  
Dependence on B.C. Hydro.  
  
Dependence on tourism.
- 163 Lack of ONE village centre: Co-op/gas/Ringside/nursery vs school/hall/library/clinic/Market/recycling etc.
- 164 Fear, Resistance to change  
1. Lack of amenities during the off season for visitors (e.g. food services/restaurants)
- 165 2. Businesses working together to provide year round services to visitors.  
affordable transportation.commercial industrial area.Services like roofers,electrical are hard to find
- 166 locally.  
Job Supply
- 167 Year Round Housing
- 168 High ferry fares and cost of transportation  
- Year round Cafe, plan & simple! For the residents of Hornby and the visitors/potential residents
- 169 - hostel, For visitors who cannot stay an entire week, more casual and affordable.  
The bylaws are annoying, so much gets put into meetings that do nothing.
- 170 the cost of the ferry
- 171 potential for a community that can learn self-sustainability  
1) The endless committees and mentality of "no change". 2) ferry costs. No longer a reasonable day trip for tourists. 3) hornby camp at tribune. I can't see why this is not a marketed destination camp and brings kids all summer. Very under utilized  
A lot of old school thinking & an unwillingness of many to open up to new ways of moving the community forward. Especially around new business opportunities, new housing ideas.  
Over-priced ferry fares, lack of start-up funds and general support for new, eco-friendly business start-ups, and lack of affordable housing (both summer and year-round).
- 174 B.C. Ferries
- 175 more year round services for residents and visitors alike
- 176 Affordable Housing, affordable ferries
- 177 Youth
- 178

179 housing for young working families  
 180 Young families. Affordable land.  
 181 jobs for those willing to work and housing that they can afford  
 182 Ferry prices. High grocery prices  
 The Ferry,  
  
 183 People not willing to see change.  
 184 Who's idea of its full potential?  
 Need more of an acceptance of tourist business. Don't treat as outsiders, as they are the key to  
 185 sparking the local economy. Be more receptive, like Tofino has become.  
 Not sure what is meant by 'full potential', but I do feel it's important to keep arts and artists alive and  
 186 well on Hornby.  
 187 None  
 To retain people on the island, Hornby needs secure, affordable housing. Hornby lacks qualified  
 188 trade people, requiring a lot of people to hire off island.  
 No opportunity for permanent business – location! Location! The co-op should expand the ringside  
 and business must be open year-round. If the building structures do not permit this the community  
 189 should work towards upgrades which can facilitate year-round business occupation.  
 190 Opportunities for young people and their families and housing  
 Lack of good stable rental accommodation for young families who wish to participate in the work  
 force.  
  
 191 More off season events to attract off islanders - keep our Hornby people working year round.  
 192 not enough accommodations, both affordable nightly and affordable long term  
 193 Too many committees  
 194 Lack of population.  
 195 Affordable food and the chance of owning a house or property  
 1. Petty bickering and gossip among cliques and factions that divert and discourage community  
 energy and enthusiasm  
  
 2. Lack of government support (esp. ferries, alternative energy, housing, social programs) and/or  
 196 restrictive regulations (e.g. Farmers' Market rules, liability issues, liquor licensing rules)  
 Basic needs in terms of commercial enterprises. Too much money and time spent leaving the island  
 197 for necessities.  
 198 Affordable housing  
 199 Its an island its people  
 200 ferries, need more services for visitors

201 not enough younger people with school kids and high ferry costs  
 202 The increased cost of ferries is a major factor when friends & relatives want to visit.  
 203 cost of ferry access  
 204 A commitment to make the place welcome to all  
 205 Affordable housing.  
 206 More housing, must increase density, help existing owners and non owners make ends meet.  
 207 A decent loaf of artisan bread  
 Need more families and affordable housing. If the school pop drops much more, island pop will start dropping even faster.  
 208  
 209 Any sort of year around draw to the Island  
 210 Full time affordable housing options.  
 211 Zoning.. No new businesses are allowed anywhere because of zoning..  
 212 economic development and affordable housing  
 213 full potential? Yikes! Nothing is lacking.  
 214 more hardworking young people  
 regulations around business operation. Not enough places to rent .impossible to open a shop or a  
 215 cafe.  
 lacking is the old sense of community  
  
 216 political righteousness is everywhere  
 217 island mentality (use air quotes)  
 218 A more positive attitude to progress.  
 219 In my opinion, Hornby has reached its full potential.  
 220 Ferries rates and schedules. Affordability of land and housing for young families.  
 221 Transportation  
 222 An aging population.  
 223 too many rules  
 224 Zoning  
 Young people  
  
 225 affordable housing  
 226 Cheaper ferries, young people  
 doing rather than always talking & having meetings about talking and putting money out for paper  
 227 rather than action.  
 More affordable housing and year round housing for young people, but im sure there are other things  
 228 as well

- 229 Jobs for the younger crowd.
- 230 Ferry costs above all else  
Younger people with the energy to make positive change, transportation solutions to allow product development and delivery off island
- 231 Affordable housing, in order to lay down roots you have to be well off, inherit or be a doctor, lawyer or architect. Society needs more than just that to function.
- 232 Lack of affordable housing for workers
- 233 ferries too expensive, leading to increased costs for everything  
Having ferry services shut down early (fridays only) in the summer months makes the tourism dollar weak in the economy. If you want to boost the cash flow among residents, opportunities for tourists to stay longer or come at various times on the weekends would help.
- 234 Hornby is a problem of reproduction. It cannot reproduce its culture. Children, youth, and young people have been squeezed out such that there is little time and space to maintain and further Hornby's cultural, political, environmental agenda: that very agenda that actually brings people to Hornby.
- 235 No affordable housing.
- 236 There is minimal stable work.
- 237 COST OF LAND AND HOUSING. Not enough jobs  
Gossiping, bullying and spreading false rumors, not dealing with spousal/family abuse, addiction and mental health issues of residence
- 238 Reliance on income from tourism
- 239 Not Much  
Affordable housing is what we lack the most. Not a new story. The state of the world is what's holding Hornby back. The creeping regulations, the distorted housing market favoring off-island ownership, the lopsided banking system working against locals with initiative. Hornby's affluence is holding it back, ironically. Hard to get this in a small space... For me Hornby's full potential would be a self-sufficient community of creative world-changers that would attract more of the same. Generally speaking, affluence moves in opposition to this. The more money you have, the more likely it is that you'll become detached from the land. Leave in the winter for warm climates, buy your food instead of growing, only have Hornby as a second home...  
bc ferries present a huge obstacle. So expensive to come here.
- 240
- 241 The lack of high speed internet and good cell coverage.
- 242 Young family's
- 243 BC Ferries policies  
Affordable and stable housing; retention / attraction of young families. Food security and encouraging new generation of farmers.
- 244

	Ferry access and cost
	Housing affordability
245	Lack of rental housing in summer
246	Need bigger economy and young people, asap.
247	High ferry fares and too few sailings
248	appropriate housing
249	Too high of rents Having enough people who make a working living (on island or off) or have income (such as pension) to support the businesses and people who provide services.
250	Another thing holding it back is also a perceived sense of "we can't do that, it's not the 'Hornby Way'"
251	Greater number of younger people with viable income. Young people being able to stay and keep the school alive.
252	Again, affordable, year-round housing for families or individuals.

## Q.28 Moving forward, what kinds of things, broad or narrow, could be done to ensure you and others can live on Hornby?

Number	Response Text
1	Concentrate on year round rather than seasonal employment. As I age I may need more help/care. I would like to see a multi-level care facility. For me: home support care.
2	For others: more rentals. More rental workspace and accommodation for newcomers to the year round island. Help ISLA get
3	rentals built and open up trades and services zone. refurbish firehall, commercial production kitchen. Housing to open up a bit. Educate owners that year round housing can be beneficial to them. Infill
4	housing, pariings of old folk and young.
5	Reduction of ferry fares to reasonable rates



- Encouraging local employment opportunities  
affordable housing
- 6 support to young business startup
- 7 make the ferry part of the free highway system  
At a minimum, all levels of services and amenities must be maintained or expanded for the winter
- 8 months.  
ensuring that our tourism industry stays viable and that the lack of affordable housing issue be
- 9 addressed  
~ hold taxes down
- 10 ~ affordable ferry transportation (this does not mean more ferries; fewer with connections to Denman  
We need to discover what services people go off island to access, and see if we can provide these  
here.... to avoid the cost and nuisance of travel to town, but also to keep the \$\$ on the Island. for
- 11 instance dog grooming, other kinds of services that people seek in town.  
Rental housing not Affordable housing. The term should be changed to COMMUNITY HOUSING
- 12 NEEDS not affordable housing.  
Continued support by Island Health will be necessary to maintain our ability to age at home here on
- 13 Hornby Island.
- 14 Housing. Density of housing in well planned areas.  
Affordability( ferries, healthcare, homecare,utilities ...like that)Our own solar power station and
- 15 insurance company would be great.
- 16 affordable ferries  
an openness by our neighbours to share - use many different services - not the same one
- 17 everytime.
- 18 Community support services to live as s senior
- 19 More water tanks!  
younger people to take over the service jobs caring for the elders! And for taking over the volunteer
- 20 jobs
- 21 Role back ferry fares, these are our highways!  
more available rentals, a central person who has his/her finger on the pulse of what's available more
- 22 year round rental opps, more barter mentality, lower the ferry fares  
A cap on the real estate values There is no written rule or law that says that prices MUST always  
appreciate in value. An active effort to ensure real estate is available and affordable for people
- 23 actually wishing to live year round on Hornby.  
Cheap ferries. make it accesible to me and my visiters, also to the people who buy my art.
- 24 The market is where I make all of my money. Housing needs also needs to be addressed to try to  
bring more young families here.

- 25 Loosen up on the regulations a bit. Stop micro-management.  
ensure that young families can afford to live here year round with living wage employment.
- 26 some type of affordable housing.  
alternate access. more water taxis. allow more dwellings per lot to allow for affordable housing and  
27 rental solutions.
- 28 Increased population, especially young families. More year round work  
high school, affordable housing to attract more young families, more bike paths and lanes, reduced  
29 ferry fares, convenient ferry schedules  
Creating sustainability on all fronts. Continuing to create a model (independent) community in terms  
30 of health, healing, education, services and artistic expression.
- 31 make secure housing for young families a number one priority.
- 32 Housing - reasonable ferry fares
- 33 Public transit and affordable ferries, nearly free.
- 34 Decent rentals so people can work & live here.
- 35 Affordable housing, supporting local business  
More agricultural production! With rising international food prices and ferry prices, Hornby must  
36 ensure it's food security by producing more, we certainly have the land for it!
- 37 A communal workshop
- 38 Incentive programs for lowering energy consumption.  
1) Ferry service  
  
2) Public water supply
- 39 3) Building inspections (improve long-life of buildings + safety)  
1. Continue to allow vacation rentals  
  
2. Promote bus across Denman that meets bus at Buckley Bay or goes to Courtenay.
- 40 3. Encourage affordable ways to bring goods and services to Hornby.
- 41 More year round work with a reasonable wage + affordable housing
- 42 reduce ferry costs,
- 43 Having alternative options available in housing, jobs
- 44 More consistent & faster internet access. (Satellite services are pathetic)
- 45 \*\*\*\*\*reduce ferry rates\*\*\*\*\*
- 46 access to service. We would like to homeschool from here but need Internet to do so.  
Housing for younger people, we are going to need them if the older generation wish to stay on  
47 the island.
- 48 REASONABLE TAXES AND FERRY FEES

- 49 protect the environment, slow development (cutting trees, disrupting water flows), enforce by-laws regarding sewage and number of dwellings on a property
- 50 More opportunity's for staff accommodation, low income housing, and hostel rentals.
- 51 Affordable housing, sustainable employment, adult learning centre  
better water management, perhaps island wide to best utilize what we have. Perhaps to upgrade old  
52 septic systems/wells would be a good use of tax \$\$  
cheaper ferry fares
- 53 less gentrification  
This is the whole problem. We should not have more people on the Island. There are too many now.  
54 I would be happy to leave if the place was preserved as parkland.
- 55 Provision of rental housing. More job opportunities for young people.  
Families need job opportunities and places to live. Some openness needs to exist for economic  
56 endeavours.
- 57 see 25 above  
Affordable housing for all income levels
- Innovative schooling from K to post grade 12
- 58 Community gardens
- 59 Keeping the ferry rates affordable.
- 60 affordable year round housing  
Hornby community has much to teach the world. We could expand that by becoming self sufficient in  
61 food and energy production.
- 62 Just leave it "Rural"!!!! Or move to the "Big city"!!!
- 63 make food affordable in the co-op  
Need more young people to provide caretaking, lawnmowing, carpentry repair. There is tons of  
64 entertainment, if you can afford the ticket price.
- 65 better ferry schedule  
Being innovative, support research into effective means of communication, followed up with concrete  
66 steps towards sustainable prosperity. Living in harmony with each other and the Land. Visioning.
- 67 Ferries cheaper for us islanders, and managed to suit us not the ferry corp  
Try to extend the 'tourist season'
- Enhance and promote the Mountain Biking in the winter
- 68

- 69 Afford ability and solid education for kids
- 70 Lower costs easier access
- 71 More housing for younger people
- 72 Note above..and encourage the young to come..
- 73 improved economy  
concerted efforts to protect the environment
- planning for mitigation and adaptation to climate change
- 74 measures to ensure an adequate and clean water supply into the future
- 75 deal with BC Ferry fares
- 76 more small business,cheaper housing for the elderly  
Fix the ferry situation and create a complementary, affordable water taxi. Also a minibus service to
- 77 Buckley Bay
- 78 More connection and communication, especially marketing help & support
- 79 cheaper better ferries
- 80 amenities
- 81 Improved subsidy of ferries  
Diversifying. Allowing and embracing & supporting small business, as a community.
- Creating a light industrial zone (maybe near depot) for fabrication purposes.
- Fighting the high cost of ferries.
- Supporting landowners who would like to move it into ALR.
- Promote beekeeping, LOCAL organic farmers, artists and services.
- 82 Aging population means we need to train more trades plumbers, electricians, tech jobs, etc.  
-an active program to bring unoccupied housing into the rental pool and at the same time a policy to curb the summer rental phenomenon
- increased economic development: In order for new people to move here there must be more work available. More businesses (of all types) will create more jobs.
- 83 Support for developing off-season income streams would be huge. There are shipping vehicles leaving the island empty every day - I think there are opportunities to build businesses here that would provide necessary year-round income to residents. And there's insufficient housing available for new and existing year-round residents. That's fundamental - we're going to have to think outside
- 84 the box. ISLA is a step in the right direction, and I think we need to find other, more decentralized

- ways of side-stepping barriers to housing more people on existing residential land.
- 85 see 25  
more jobs
- 86 More things to do
- 87 affordable housing and secure year round rentals
- 88 More service people, legal caretaker homes on people's properties  
Affordable year-round rental housing (see 25), increased home support services to keep elders at
- 89 home and out of the main stream medical services budgets  
More jobs in the offseason. Cheaper housing. More businesses open in the offseason and more
- 90 events to entertain guests and locals.  
keep this initiative going, keep talking, hire and empower young adults to use their skills and help
- 91 people of all ages be more comfortable and prosperous.
- 92 Fix some of the above  
Get relief on ferry fares and have more people utilizing the services on the island - the Coop for
- 93 example
- 94 More kids and young families.  
\*Support for ageing population - to include access to affordable services such as home maintenance.
- \*Demand that the ferry system be returned to the Highways Department with fares subsidized on par  
with highway / transportation systems elsewhere in the province. This would attract tourists and  
perhaps more working adults who then could afford to commute thus benefiting the community
- 95 economically.
- 96 Improve transportation costs and options  
Transportation Infrastructure
- 97 Garbage Collection  
Resolving ferry transportation concerns . Producing
- 98 more food year round.  
Creating some sort of mid range(\$) accommodation for visitors so young travellers can come and fall
- 99 in love:)
- 100 That is people are willing to work there are opportunities for them.  
Controls on ferry costs; controls on taxation; competitive food costs; extended medical care
- 101 (palliative care); affordable tradespeople i.e. cleaners, handyman, electrician etc.  
Better access to the outside world. Attract more trained labour, i.e. plumbers, electricians, builders,
- 102 cleaners, gardeners. In general service providers for the growing retired population.  
affordable ferries; affordability for families
- 103
- 104 Reduced ferry fares ,continued medical..and perhaps elder housing for those that need 24 hour

- care,so we can stay here.
- 105 place a large tax on home-owners whose homes sit empty for extended periods, place a tourist rental tax on weekly property rentals
- 106 provide more opportunities for business opportunities by changing the zoning of lands near the coop  
Funding for on-island extra-curricular activities for kids and teens.
- A mid-week (tues or thurs) late ferry.
- 107 Don't allow foreigners to buy up land.  
Reduction of ferry fares.
- 108 Increase in services for the high property taxes that we pay.  
Create year-round affordable housing. Allow for live-work units, which would allow self-employment if one chooses. There is limited commercial/manufacturing space, create mixed use structures.
- 109 Less short term rentals (ie. Nightly/Weekly) and more year long leases.
- 110 keeping the school open !
- 112 Make it easier and cheaper for tourists to get here.
- 113 Increased density.  
BETTER FERRY SERVICE is the number one priority for ensuring that people can live on Hornby.  
BC Ferries and their insane fiscal ideas is the main problem with this place.
- 114 Secondly, property values are absurdly high and inflated.
- 115 Affordable housing, more diverse and reliable year round economy  
Making the island more attractive to young families - young families are thinking of leaving due to the # of children on the island and the effects that has on the school.
- 116 Inappropriate large scale development needs to be resisted and pressure on ferry prices needs to be kept up. E.g. Discounts for full time residents? Keep up the trend to make it easy to bike. A grocery store at the spit might cut down on some of the cross island traffic...
- 117 home care services, affordable housing
- 118 More housing  
Lower ferry rates, subsidized housing , Hornby Habitat,
- Call center or other business to employ people, flexible hours
- 120 Art center teaching others crafts etc. Micro loans
- 121 more jobs available (year round), more affordable housing
- 122 continued availability of affordable housing for seniors

- 123 Better ferry service
- 124 More affordable year round rental homes
- 125 Lower ferry cost, more affordable houses for families.
- 126 Elect a Government that respects humanity and nature.
- 127 transportation that is affordable for visitors and workmen
- 128 keeping ferry costs down, so people could have the option of working off island
- 129 ferry rates  
something to help young families sustain a living. Even though Volunteerism is good...it takes away the potential of paid work. Maybe volunteers can act as mentors to the youth, who in the future will take the reins....all to often volunteering is away to control than aid...volunteering...giving-back to the community should include a vision of aiding and inspiring younger ones to carry forward the love of this island than just entertain a passing audience.
- 130
- 131 faster internet, more affordable quality housing  
Make sure health care services for elders are improved and maintained as the majority of residents and visitors are aging.
- 132 cost of transportation needs to be reduced  
  
school must remain vital
- 133 more medical services available on island for aging population - travel is more difficult for elderly
- 134 A housing association that owns land and leases land or property to permanent residents.
- 135 Reduce the number of tourists coming here. Especially the people who come to "party".  
affordable ferry fares.
- 136 obtaining training for young people to fill the gaps that will be let be a aging population of trades people, i.e. plumber, electrical, construction and maintenance industry  
Affordable accommodations, support for denser housing sites, and get behind entrepreneurs who wish to establish light industry or farming. BETTER FERRY SCHEDULE!!!!
- 137
- 138 Return the ferry "service" to the Ministry of highways, and the fares into line with the cost of living.
- 139 I don't plan to live on Hornby  
Affordable housing for a larger community - that can house plumbers and electricians, and provide enough employment for them.
- 140 More affordable and better scheduled ferries.  
More land available
- 141 2 - 5 acre lots
- 142 no comment
- 143 Good medical care, an elected official that the residents can speak to, someone who brings new

- blood to the office. The current officials have been there too long and too entrenched in their own policies.
- 144 family housing year round
- 145 Have employment opportunities that are in tune with what the island represents rural beauty.
- 146 keep costs of living down, especially property tax
- 147 a more affordable ferry system..get affordable housing..ISLA where are you?
- 148 People looking out for each other.  
Organized labour pool for seniors and not-so-seniors. Businesses committed to serving the community—at least somewhat—from Sept-May.
- 149 Better schooling options, affordable and convenient ferries
- 150 Get funding for ISLA to actually happen.
- 151 Public Garden Spaces for FREE.  
get rid of Islands Trust
- 153 more young people  
We need to attract young families in order to keep the school vibrant. This is a great place to bring up healthy well balanced kids. But housing is such a big issue.
- 154 not allow ourselves to be smothered in rules and regulations that smother innovation and creativity  
Permit SMALL homes for year-round RESIDENTS as second dwellings on larger lots. Find ways for unused former agricultural land to be used to grow food. Support small-scale alternative energy projects. Keep restrictions in OCP and by-laws that prevent out-of-scale or environmentally unsound developments.
- 156 Reorganize housing availability by: - more closely regulating short term housing rental. - allowing the creation of small scale, year-round, rental units on 1/2 acre, and larger, lots. - giving incentives, to islanders, for creating affordable, pleasant rental housing for shoulder, and summer, season workers.
- 157 The island clearly cannot support year round the number of tourists that are here in the summer. However, I believe it could benefit from having a steadier stream of visitors in the shoulder season and throughout the winter.
- 158 affordable transport.rapid emergency medical aid  
Create new job sources
- 159
- 160 Create year round affordable housing
- 161 Would like to see a swimming pool
- 162 Housing, increase interest in shoulder season services for visitors.
- 163 lower ferry costs, changes to the ALR and Islands Trust
- 164 if we developed self sufficiency in food production and local power



165 broadband internet. Heck, even reliable cell towers. Connectivity can add remote workers to live here  
 (and spend \$ here).  
 Reduced ferry fares. Community members willing to support our local economy instead of shopping  
 166 off-island. New vision for creating affordable year-round housing. Support for new business ventures  
 & a place for them to be (something akin to the ringside market some other place).  
 A key first item would be affordable housing for both summer workers and year-round residents. It  
 167 will probably require a range of options to suit different income levels.  
 168 affordability of land and cheap ferries  
 affordable housing for younger, employable people/families. So they can fill jobs and volunteer  
 169 positions in the community  
 170 The ferry prices are a huge concern, as well as broadening into more creative, affordable housing  
 171 Develop a realistic economic plan.  
 172 year-round pub/restaurant  
 Reduction in land prices and housing costs, which could come about in a number of ways. The  
 existing density bylaws could be adjusted to allow for more dwelling units per large acreage.  
 Affordable housing rentals could be built, as Isla is working towards. Suites in existing dwellings  
 could be built/used for sharing smaller acreages. Younger folks are starting to live/share land more  
 173 with parents/grandparents.  
 174 better ferry service; available workers  
 175 A strong economy  
 176 Keeping the school,  
 Affordable housing, particularly for younger people, coupled with more emphasis/support for  
 177 entrepreneurship.  
 178 We're an aging community. What does it take to help older citizens thrive? A community shuttle bus?  
 179 Relaxing regulations regarding density  
 Need to ensure we make it possible for younger people to stay on the island, as they are the  
 180 resource for the aging population.  
 181 Isla! More land shares! & more economy year-round  
 I will need help, so younger than me, workers. Healthy community needs full variety from babies to  
 182 elders.  
 Get some new full time stable rental accommodation built to encourage more families to live and  
 work here. As above in 25 - attract more visitors here off season to keep the economy ticking.  
 183 Keep our Co-op store alive and vibrant.  
 184 more affordable accommodations  
 185 Nothing  
 186 Year round availability of restaurants, an open free drop-in gathering place.  
 187 Fair priced food  
 188 1. Get the whole island self-sufficient with alternative energy (preferably not tied to BC Hydro and the

not so Smart meters)

2. Move ISLA ahead and build on its success to remove as much land from the speculative market as possible and ensure that land with housing is available for long-term lease to island residents.

3. Make electric vehicles legal on Hornby roads

4. Establish an hourly electric bus/tram service around the island subsidized by tax funds so that it is completely affordable and easy to use.

5. Support the Co-op to strategize how to remain viable and sustainable to continue serving the needs of residents and visitors... particularly including some way to reduce store size/expenses during winter months and then expand size and services to adequately accommodate the influx of summer visitors. Also encouraging the Co-op to continue its member services and support of local products and businesses.

6. Promote "edu-tourism".... small scale, integrated, year-round visitors to learn about innovative "Hornby-style solutions" (e.g. Recycling Depot, alt. energy project, humanure composting, Blues festival, health care strategies, natural history of the island)

7. Cherish and maintain the beaches, parks, trails and other natural features of the island (and surrounding ocean) to ensure that future residents and visitors will continue to benefit from the land/water base.

More businesses and more affordable rental housing to attract younger full-time residents. A small pharmacy would be excellent!

189 Innovative solutions to housing needs

191 Allow increased density and access to inexpensive quality food

192 I only live on Hornby part time. Others might need more employment to be able to live there

193 lower ferry fares more school population lower taxes lower grocery prices

Maintaining doctors at the clinic & maintaining health services so we can remain in our own homes.

194 Some type of private or public transportation for seniors that can no longer safely drive.

195 ferries should be part of highway system. Improved access to medical care

196 Developing a stronger economy

I think that ISLA is moving in the right direction, and the fact that it is a community based initiative is important. More year-round employment.

198 Jobs that pay "living wages" for this community economy.

199 A little growth might be a good thing to stop the pop and the economy from losing a critical mass.

Promote more year around tourism ( Mountain Biking), legalize secondary suites for more housing availability,

200

201 We need an area for low cost housing.. For all the young people that keep the island running, and

are the workers.. Currently there are almost no places to rent, and its almost impossible to afford land.. The island is full of people that come 2 months a year who don't contribute much at all other than their land taxes..

202 food security, better coordination and collaboration of all services  
possibly an improvement in the ferry system ie. affordable fares, and no loooong waits to get on and

203 off the island at different times

204 more hardworking young people  
The creation of "shops for rent' would go a long way.we need places to sell from.the Farmers market

205 is not adequate at all.  
more young and active people

206

207 Reliable internet right to the edges.

208 Less pessimism with about development and business.  
Any one who comes to Hornby to live should do so knowing its limitations with a willingness to live

209 within those limitations.

210 See all of above.

211 ISLA - getting houses built

212 Focus on food sustainability. Environmental protection. Affordable Ferry service.

213 abolish the Islands Trust

214 ensure the school has a future on Hornby. Education of youth as well as adults might be considered

215 Availability as services as we age

216 Keep it low cost so the island maintains diversity

217 affordable housing, better working conditions; wages & employer contract clarity.

218 Affordable housing, maybe trying to steer away from having so many summer only properties?  
I'm quite satisfied with the way it is now. I don't want a huge population of people living on HI. Too many people and vehicles in the summer time contributes to lots of noise and pollution from the large

219 increase of vehicles.

220 affordable housing and lower ferry costs

221 Make it more attractive for young families, creation of business coops

223 Cheaper ferries and transportation for those who can't get around

224 i don't really want to live on Hornby fulltime, am happy to visit  
Continued support for elderly care (already present), access to goods and services (largely present at this time), continued opportunities to be active in the community, secure and sustainable water

225 access.

Be the change we want. Bring families by simply offering free daycare, or, challenge ourselves to

226 match Quebec. Hire our own teachers, send the kids to school with them. Provide for the kids, and

the parents will make the sacrifices required to move to and be on Hornby, provided they have housing. Eventually they will put down roots, deep, and join in maintaining Hornby's culture. Affordable housing.

- 227** Lower Ferry Fares for Locals.  
More affordable prices for organic food. Lower the land prices and housing. Adopt the program that offers new home owners: no down payment, no interest on their loans and each new owner puts in
- 228** 500 hours of labour on their new home.  
More awareness, education and support for individuals and families dealing with abuse, addiction,
- 229** mental health issues, etc.
- 230** Maintain high standard of Medical help  
Create stable, affordable housing for renters, create financing opportunities for those who won't qualify for "real world" bank loans. Space needs to be made for people of modest means to live
- 231** inexpensively, closer to the land.
- 232** see 25  
A viable economy, nothing repeat nothing is affordable if you don't have a reasonable year round
- 233** income  
Self sufficiency is key to surviving BC Ferries. I plan to liberate myself a bit more by running a boat
- 234** whenever possible.  
Supporting initiatives such as ISLA. Exploring other ways to support long term stable housing that can be accomplished in the near future. A broader year round economy, less dependent upon
- 235** tourism. Stronger commitment from locals and visitors to support local businesses.  
Lower ferry fares; assured Hornby loading at Denman west on every sailing; affordable housing:
- 236** ISLA
- 237** address housing. create town centre.
- 238** Affordable stable housing for young families
- 239** Improve the ferry service, advertise Hornby Island in tourism venues
- 240** Economical housing
- 241** Nothing. Let it take care of itself.
- 242** Assured access to medical care when required.  
Small business providing jobs for young people,  
  
see above in Environment.
- 243** Funding to assist people to start up new businesses which could eventually employ another individual or two. The ripple effect of loans or grants.

## Q.29 Is there one trend you're seeing that concerns you about Hornby's future?

Number	Response Text
	Aging population increasing.
1	School population decreasing.
2	Not enough young people.
3	Aging demographic -> school closing.
4	Everything closing down in the winter. I think that the businesses that cream the economy in the summer have a responsibility to offer service in the winter.
5	Ferry fares, and their impact on our economy (tourism, etc.), are causing many to have to leave the island
6	too reliant on tourism
7	unfinished properties
8	We need to maintain our uniqueness in the face of change.
9	the vitriol on social media is detrimental to a cohesive community ~ gouging the part-time or summer residents
10	~ prices for consumables are far too high (with the exception of Ford Cove)
11	Fewer and fewer children in the school, which of course means that there are fewer families choosing to live here.... that is a major concern.
13	The strong handed interference by the Regional District in the style and tone of our public buildings
14	Aging population
15	Retired people coming here with a lot more \$ than the locals and wanting to change things to suit a more urban lifestyle.
16	ferry fares, "city" mentalities of newer residents, disparity of wealth and interests between part tie and fulltime residents In the last year and a half I've felt the move - natural and forced to become more part of the status quo.
17	Moving forward is inevitable but the pace is a consideration
18	Water and climate
19	Cliques - don't like ignorant people talking crap about other groups.
20	lack of kids in the school and their parents in the community Our economy is driven by tourism. The steady rise in prohibitive ferry fares and the decline in the level of service. i.e. reluctance to shuttle efficiently, leading to excessive waiting times for people on their limited vacation time = FRUSTRATION. I feel this is jeopardizing tourism.
21	

22 FEWER YEAR ROUND RENTALS!!! And no way to easily match renters to owners.  
 The vacation home "syndrome" Where people are encouraged to purchase a vacation home on  
 23 Hornby for what will most likely be very occasional / once annually inhabitation.  
 24 The police are very "in our face" too much.  
 Yes.All the clever youth leave.There are NO opportunities for youth.None.  
 25  
 we are a age top heavy population. we will face alot of death in our small community over the next  
 15 years. our population is mostly retired, and we attract the retired. it is essentially a mono culture,  
 26 not good in farming, not good in society.  
 27 the anti-tourism trend is troubling.  
 28 Aging, taxes increasing  
 29 declining school population  
 The manic summer mayhem continuing. The absence of young families meeting affordability on  
 Hornby, the predominance of an older, stayed in comfort population and the amount of empty houses  
 (almost) year round while we have a critical housing shortage for hard working younger people who  
 30 have the energy to serve and enliven the community  
 31 less and less kids in the school  
 32 CVRD - omnipresence  
 other than the ferry cost rising steadily, the value of real-estate is also unaffordable and wonderful  
 33 project like ISLA, takes a decade to get going, meanwhile young family will move off.  
 34 Seems like renewable energy options are not being considered.  
 35 Too many old people  
 36 Rising costs of transportation, BC Ferries  
 37 Rising Ferry prices  
 The excessive pricing of the ferry fares and the obvious dysfunction within BCF that makes them  
 unable to see the needs and modus operandi of the community in relation to their business. Starting  
 with school enrollment and enacting a plan to rebuild the demographic collapse of the island that has  
 taken place in the last ten years, and left us without children or parents to employ in servicing the  
 38 ageing population.  
 Unregulated septic systems  
  
 Using beaches as rock quarries  
 39 lack of aesthetics  
 40 Rising costs of ferries + cuts to services making life difficult for moderate income hornby islanders.  
 41 There are more elders than young people  
 42 affordable and year round housing for the younger population  
 43 The increasing demographic split  
 44 higher costs for land...gentrification in general

45 negativity towards dogs. Market and big trib  
 46 Short term rentals - it is not regulated.  
 47 NO  
 building larger and more extravagant homes that use more resources, younger families are unable  
 48 to live here comfortably - housing, jobs, schooling  
 Not enough local information for tourists ( local customs/local business knowledge), not enough  
 49 tourist housing  
 Over reliance on tourism, which leads to gouging visitors for two months and then hanging on for the  
 50 ten.  
 51 other than water and worker bees, no  
 aging population, lack of communal concern for climate change  
 52  
 YES - the obsession with human jobs, economic activities, convenience, housing, paving,  
 53 transportation needs, etc, etc.  
 54 Families are leaving. The school population is precariously close to being unviable.  
 55 "No growth" mindset.  
 56 too many old people, not enough young people  
 Two month extreme tourism servicing, which leads to many homes empty for most of the year.  
 57 Concentrating on tourism is not sustainable.  
 58 The ever increasing ferry rates.  
 59 don't like the ideas of "marketing " Hornby  
 60 Aging of the population without younger people coming  
 Yes!... We all came here from a bigger City/Town And now we are trying to make it be like what  
 61 we left behind.  
 62 aging population with no youth moving here  
 63 Lack of young families to grow and thrive here.  
 64 righteousness  
 The constant threat of being put more intensely on "the Grid". Believing in, and supporting the idea  
 that, in order to keep up with "progress", we need to make it easy for visitors to live just like they do  
 at home, with their gadgets and devices, flush toilets, excessive water-and power usage. Eventually  
 65 being forced to accept the installation of a cell tower.  
 66 Nope  
 67 Aging population, not many young couples moving over to start families.  
 68 Increasing taxes increasing ferry costs ltd water  
 Ferry fares..and lack of housing for young families...as the aging longtime islanders lack volunteers  
 69 ism..things will get more interest in..  
 no. i think hornby is moving forward in attracting young ambitious families that know that working is  
 70 the key to success  
 71 short season rentals and tourism put a huge strain on local resources - parks, beaches, air, water,

- health services
- increased development puts a strain on local resources
- 72 the price of shit is on the rise
- 73 dyeing off of old residents not being replaced
- 74 Demographic shifting to 75+ population. Unbalancing
- Too much increasing restrictions (no dogs at market for example) rules, increasing conformity to an
- 75 outside standard
- 76 young people leaving
- 77 environment and off island politics
- 78 Aging population
- Extreme reliance on a summer-economy.
- Major off-island homeowner (retirement) population.
- Community small-mindedness and polarized lack of support for development (R&D) of new ideas.
- When someone has an idea-- our first response should be--YES!!! Let's see what we can do to make it happen! & SUPPORT IT -- Hornby has become a place where many feel they can't get something off the ground due to remote location, high cost of living, limited population (& weak economy) as well as the strictures of CVRD, zoning, VIHA, and other regulatory boards which (while necessary) tip the balance in light of all the other factors which hamper small business.
- 79
- 80 lack of rental housing
- Our strength is our uniqueness, and I worry that the inventive soul of this place is being eroded by a trend to the mainstream status quo. Concern about liability and litigation is stopping good things from happening, and I worry that we'll look up from chasing needed dollars and find that we've let our vision wither.
- 81
- 82 Fewer young people, children than before.
- 83 only old rich people can afford to buy!
- 84 too many rules and regulations preventing people from succeeding in their business ventures.
- 85 Aging population
- 86 Limitation of affordable stable housing
- 87 Short term summer rentals.
- 88 no young families
- Decreasing families and decreasing school population. It needs a new generation, not just summer residents.
- 89
- 90 I like that energy and attitudes, leadership. No major concerns.
- 91 Lack of tradesmen living here and the ferry increases. Communities with asphalt hwy's do not have to



- add exorbitant charges every time they call a tradesman.
- 92 Rising ferry fares
- 93 Getting a bit too suburban. Water situation of concern.  
\*Housing sales to off islanders for vacation properties thus taking homes out of the year round rental
- 94 market and inflating purchase prices beyond the affordable range for many young families.
- 95 absentee owners
- 96 If the provincial govt. doesn't fix the BC Ferries funding model all the islands are in trouble.
- 97 Islands Trust continuing to block small business growth opportunities. Nothing pro active  
Older generation increasing with good pensions- younger gen being left behind and not being able to
- 98 afford rental housing or purchase property.
- 99 Declining young population.  
It's a problem with all of the coast people want to live in the beauty so the cost is going up. All we  
need to do is be creative. Many people have figured out how to sustain themselves on Hornby by
- 100 working hard.
- 101 Absentee land owners; no affordable housing; low school enrolment; rising living costs.
- 102 Young families moving away for high school.
- 103 aging population, hard for young people to stay and make a living
- 104 Less younger people..because of housing and ferry expense..  
summer rentals of homes. The amount of money people can rent there homes for in a week in  
summer is insane. There should be a by-law in place that could deter this, and create more year-  
round accommodation.
- 105 shrinking population
- 106 The ferry schedule. It's very unaccommodating.
- I think farmers should be granted first access if they have a certain amount of farm animals who  
need to get across. I've had friends who have lost animals in the long wait in the ferry line-up.
- School funding being cut--we need more funds, not less. As a parent, this concerns me.
- 107
- 108 Continual increase in ferry fares.
- 109 no
- 110 Stvr's
- 111 Can't say. I'm out of the loop.
- 112 Ferry rate hikes, poor ferry service (less shuttling, less runs)  
What concerns me most is the idea that this place needs to be developed and sold as a commodity.
- 113 It doesn't. We don't need more tourists to sell more junk to. That's a total fallacy.
- 114 Polarized groups; locals vs visitors and resentment of visitors

115 Young families leaving the island.  
 An island full of wealthy retired people building ever bigger houses that will eventually destroy the  
 116 feeling of community and variety  
 rising ferry costs, loss of many skill sets from people that are aging and unable to provide expertise  
 and support as they did in the past for things like planning, building and promoting services (such as  
 117 medical clinic)  
 118 People not finding housing.  
 119 Young families leaving  
 120 gentrification  
 121 less young families  
 122 young families leaving the island  
 123 The loss of tourists during the summer months  
 124 Not enough young people and families.  
 Hornby's RURAL attitude is on the one hand what protects us from unrealistic development and on  
 125 the other prevents us from growing.  
 126 the lack of oversight by the government to link economy and transportation  
 127 young families getting starved out by housing costs and lack of work.  
 morphing into a retirement community  
  
 lack of affordable housing  
  
 128 difficulties for secondary school access  
 129 ferry...property\$  
 130 unsustainable resort economy ( too fashion dependant and too seasonal)  
 Lack of qualified tradespeople to do house construction, maintenance and repair. Lack of young  
 people to care for the existing societies supported by an aging volunteer demographic. An increase  
 in the "moochers" who expect others to supply all their needs while they take advantage of empty  
 131 land to squat rent free.  
 40 years ago, as a result of Hippies and draft dodgers, Hornby was a vibrantly creative community.  
 Over time property prices have risen so far that artists and musicians cannot live on the island and  
 132 the cultural heart is declining.  
 133 Too many off islanders with little or no regard for property and environment.  
 retirement population do not support Hornby services.  
  
 134 Huge gap between well to do retirees and working poor.  
 Hornby seems to be more elitist. Many people buy and retire here, but spend their money off island.  
 135 Why not? I would too if my ferries were subsidized to travel.  
 136 Yes! It is the ferries. The government's lack of concern for island communities.  
 137 Decreasing property values suggests people are less interested in coming to Hornby

- 138 Narrowing demographic, dearth of young families who can make a life here.  
Fewer younger people
- 139 Retirement older community
- 140 no connect  
Need fresh blood regarding Hornby's representation to the Govt. People are apathetic because they don't want to deal with the current officials. No good for any democracy and the general health of a community to size of Hornby.
- 141
- 142 Too few children and families with no where to live
- 143 Clear cutting property
- 144 ferry costs
- 145 rising property taxes
- 146 an aging population  
People less satisfied with simply enjoying what the island has to offer - needing to be entertained, computerized and easy access to the world beyond.
- 147
- 148 We're becoming a retirement community.
- 149 The real estate prices and ferry schedules and fares. The Coop's financial situation.  
School numbers shrinking. A dying school would mean the disappearance of families and shrinking of the local economy.
- 150 Young people not staying on Hornby because of income not being enough to actually own a property.
- 151
- 152 Lack of Consistent work and Lack of year-round, affordable rentals.
- 153 too much control is attempted
- 154 loss of young families and loss of qualified plumbers, electricians etc.
- 155 Fewer young people.
- 156 a resort community only the wealthy can access with a diminished youthful population  
The push from certain sectors for a year-round tourist economy. NO! Let's have our island for ourselves for at least seven months of the year!
- 157
- 158 Lack of integrated community, too many "oldies", too few children.  
1. Resistance to change - stuck in old ways of thinking.
- 159 2. Escalating ferry prices and reduced services causing visits to the island to diminish.  
Lack of vacation accommodation
- 160 Tourism is a significant source of revenue.
- 161 Fewer young families
- 162 The cost of ferries ...  
The negative attitude expressed to tourism by people who have only been here a few years. Don't they travel anywhere? Hearing rude comments in the summer when you are eating at the coop
- 163

- ringside hurts people, who are visiting.
- 164 diminished families and children in the community and affordable and available housing.
- 165 Ferry costs.
- 166 The trend towards online bickering & general nastiness instead of constructive dialogue about issues that concern our community.
- Unreasonable, increasing ferry fares - for an island economy based on eco-friendly tourism, this is a serious problem, and one created purely by the provincial government. No other form of essential public transportation in the province has its costs offloaded onto users to anything like the degree that we now experience with BC Ferries (the current provincial government).
- 167 The ageing population
- 168 lack of younger volunteers on community boards etc.
- 169 Rising house prices
- 170 A lack of employment opportunities...
- 171 ageism
- 172 Becoming a gentrified, and/or luxury tourist destination. We now have high land values, probably caused by wealthy cottagers or retirees having been willing to pay higher prices years ago. Perhaps the seasonal rentals contributed to folks being able to buy land even though the price was very high. Too many seasonal owners and/or tourists concerns me. It's one thing to have huge crowds at the Co-op and Big Trib, that's OK I think, however I wouldn't want my favourite hidden trails and beach spots to be over-run with visitors and tourists, even just in the summer because that's when I use the beach the most. I think it ruins the rural nature of the island for the locals to have too many tourists on the island. us do not make our living off of the tourist trade and although we enjoy many tourists, we don't want to become over-run. It might also cause the community to fall apart if there are not many permanent residents. I don't believe more and bigger is better in all situations. I think there is a balance we need to achieve and maintain.
- 173 lack of volunteers to do the necessary work
- Lack of paid employment for those who are skilled at running organizations and providing leadership for those volunteers, e.g. a manager for the ball park
- 174 Ferry prices
- 175 Less tourism
- 176 Large bureaucracies running our services. Post Office, School, Co-op, Ferries, recycling depot. Economy is not sustainable. Not enough full-time people and wealth. Need to understand that more and proper emphasis on tourism won't ruin the island, but will provide a stronger economic foundation.
- 178 I think it would be fruitful to study what happens to Hornby properties when they are passed on to children/relatives as folks pass away. Are the kids moving back to Hornby? Are they cashing out? If so who's buying? Because the lack of affordable housing means few younger people can move to Hornby and what does that mean for schools and raising a family here..
- 179

180 population demographics. Lack of young families.  
 181 Increasing elderly population and very few young families.  
 182 Cost of housing, rental or owned.  
 Ferry prices and ferry schedule not working for islanders.  
  
 Concerns about mental health and drug addiction on the island.  
  
 183 Need more health care workers here to motivate those who need it.  
 184 Too many retired people ruining the cultural base that existed before they all started arriving.  
 The anger that is expressed in social media. We do not talk with each other as we used to. Your  
 185 public idea is a very positive step in the right direction.  
 186 Rising food costs  
 The increasing discrepancy between available income and cost of housing (either rental or owned)  
 and the concurrent influx of "urban/suburban" retirees (who can afford to buy property) with a more  
 187 conservative approach to problems/solutions.  
 Failure to take advantage of the beauty of the island. Allow food carts at the beach entrances? Add a  
 188 cafe or two?  
 189 It is becoming impossible to find stable housing year round  
 190 stuffy wealthy gentrification  
 191 ferry prices  
 192 population growing older and costs growing higher  
 The possibility that the Coop due to the possible decreased in summer visitors no longer makes a  
 193 profit & closes.  
 194 cost of going on and off island  
 195 The ferry cut backs and costs  
 196 Rising ferry costs.  
 197 Bad renters. Should have higher damage deposits and ability to collect back for lifetime.  
 Island has always had a lot of dreamers which is not a bad thing- we need them- but we need  
 workers too and if the pop drops, services that are now available but expensive may not be available  
 198 at all. eg School, med care, labor etc  
 199 Rising Costs - Ferries and Homes  
 The lack of full time affordable housing, especially for families is definitely something that needs to  
 200 be worked on,  
 Yes.. There is zero room for economic growth and expansion because of zoning and islands trust  
 201 politics.. Old people making rules, and driving hornby into the ground economically!  
 202 too dependent on summer tourism  
 203 rising ferry costs  
 204 hard working young individuals and families having to leave the island due to affordability  
 205 Yes.all the talented young people with ambition leave.

206 political righteousness  
 207 Teapot tempests.  
 Constantly protesting industries that provide an income to young families, that in turn could actually  
 208 maintain a mortgage.  
 I worry about so many of the new residents are retirees with more \$/bigger pensions than the rest of  
 209 us oldies and they try to change things too quickly before getting acclimatized.  
 210 Not enough younger people  
 Continual Struggle to keep a Arts & Culture presence on island. The demographics have changed  
 with many older artists retiring and there doesn't seem to be a younger generation willing/able to live  
 211 and create on Hornby.  
 212 The meddling of the Islands Trust  
 213 The School  
 214 We're losing our young families because of limited adorable housing and lack of jobs.  
 215 Aging population  
 216 digital world mindless people!  
 217 No  
 218 High property taxes with little service for your money.  
 219 Continuing seasonality  
 220 Aging population  
 221 Lack of water, food shortages and inflated housing and living costs  
 222 Ferry fares  
 223 lack of young people with families  
 Lack of forward and future minded planning (other than this clearly proactive group running this  
 survey) and bickering over development when it is needed. Debate is healthy but has the potential  
 224 to stymie development.  
 The confluence of demographics, availability of housing, and maintenance and furthering of Hornby's  
 remarkable institutions (New Horizons, Free Store, Co-op, Joe King, etc. etc.). You buy land; you  
 make the laws. Pretty soon, or already, Hornby will be (is) a gated community with imported  
 225 servants.  
 We are losing our younger demographic. Hornby is becoming a inaccessible resort island for the  
 226 privileged and retired.  
 227 Hornby is becoming a place for the wealthy.  
 228 Normalization of physical and emotional abuse, bullying, gossip, slander, etc.  
 Not really..  
  
 229 MMM maybe not enough young blood  
 230 Gentrification by retirees and off-island folk. Everybody aging but especially our farmers.  
 231 The country life is no longer a compelling ideal. Living in a big city is groovy

- 232 Family's leaving, because of schooling issue, and lack of year-round accommodation  
Hornby is having a house price correction right now. This is not necessarily bad, unless you want to  
233 sell. I plan to die here, so the issue does not concern me, but it is an issue.  
How to incorporate broader ideas and philosophies regarding economic health without sacrificing  
community values. How to engage the outside world and access funds without becoming gentrified.  
Basically, how can living sustainably (with a modest income) be a focus when you need to be  
234 financially secure (rich) to move here, eat here and travel to and from here.  
235 Reduced school enrolment  
236 lack of young people  
237 People who want to live here and expect others to make it possible by paying these peoples' way.  
238 building mega houses that sit empty  
239 Disconnect between generations  
240 Sense of entitlement.  
241 The trend, already occurring, of move toward a retirement community.

**Q.30 WHAT'S YOUR OWN VISION FOR HORNBY ISLAND? (THIS CAN BE ONE WORD, OR A FEW WORDS, OR A SENTENCE, OR A PARAGRAPH - WHATEVER LETS YOU MAKE YOUR POINT.)**

Number	Response Text
1	Live long and prosper. A healthy place for families to live. Strong year round community. A community that sustains itself. A
2	"village," agrarian based. Medieval monastery: a place that is self sufficient and produces goods for trade, a repository of
3	knowledge where propel come to learn, create, play and heal, centre for innovation and research Conservation - long term thinking
4	Year round services/businesses
5	A thriving artist colony along with an active tourist industry
6	diverse age group a welcoming community with housing options
7	for all economic development that allows people to prosper without changing the overall feel of Hornby
8	drastically
9	One united community (not divided into factions)

- 10 maintain population of all ages  
a comprehensive community, with people of all ages able to live and prosper (in all ways: spiritual,  
11 social, economic) and settle on the Island as a home for their lives.  
The newly wed and the nearly dead. Everything changed when the Campbell government got  
tougher with welfare. Many on welfare actually owned houses...
- 12
- 13 Peace, Serenity and continued Community  
Aging population with available land too expensive for lower income people. We need a mix to  
14 develop population and services which flow from this  
I loved the environment here in the 70's when we all worked together to build and help each other,  
now people seem to be waiting for a "survey" and grants to do it for them! Call me an old stick in the  
mud, but it was pretty great. I know we can't go back but more farms and sustainability and relaxing  
15 of the rules,would be nice.
- 16 cooperation to achieve economic and social wellbeing for the residents  
To not be SO dependant on the SUMMER trade....it's anti what we want to FEEL on HI
- Why doesn't some rich?! person who has "vision"
- build a big hostel???? Look at Cumberland? No
- 17 I should look at Cumberland!
- 18 Eco tourism  
Since social media will eventually violate our private utopia, turn off your devices! We are in the  
19 safest place on the planet! slow down!
- 20 I don't have one  
Support for all levels of income, treating everyone with respect not just those with money, support for  
21 younger families  
Hornby should venture back into the past to re-establish an agricultural based society that can  
support and nurture itself. Hornby's forests should be managed and tenured by Hornby residents. A  
sustainable forest industry of timber management and coppicing as well as NTFP'S that can support  
22 island residents while enhancing the biodiversity of our flora and fauna.  
Family is important, and we should be doing whatever it takes to bring more families here year  
round. Lets fill those schools. Also I think it is really important to gather people together in an  
atmosphere where families are welcome but so is alcohol. I feel like the winter time events are very  
important, and it is also important for my children to be in that atmposhere. Children are our  
23 bodyguards.  
A place where youth can live there dream.Pursue there work, run there little manufacturing thing.The  
24 coffee guy has it right.He is a great example .Sadly, I have watched other people try to make a living



and be harassed so badly they left.

25 Slow, honest, sustainable.

26 harmony

maintaining Hornby as a vibrant community of people who support the arts and protect its natural

27 beauty

I envision Hornby as 'precious'. The land and the spirit of the island offers residents (broadly) and visitors an opportunity to step away from the mounting madness of the world to make sound choices that support the ecology of the self, the area and the world at large. I envision Hornby as a place on earth that inspires us all to live healthy lives, with ourselves and each other.

28 loving community of people who do whatever it takes to look out for each other and the natural  
29 resources.

30 Community involvement

Still the jewel of the gulf island, the ferry has the same schedule than Denman, on Island, electric bus from the cove to the Thatch has become the norm. Hornby still has a reputation that brings about the art, music, sunny beaches and beautiful garden lovers.

31 A beautiful place where creative peaceful people can work & have a proper place to live & be happy  
32 & productive in our community.

I would like to see Hornby as a happy community, with more young families and extra curricular activities for kids, as well as a destination where tourism supports the local economy

33 A place where community supports and encourages each other. A place where we are far more self-sufficient, in food production, in services and in building construction. A place where I continue to feel  
34 lucky to raise my children.

35 Home

36 Businesses build accommodation for their staff (seasonal staff)

Continue to support all groups on Hornby, wide support for affordable housing options, support for local businesses and farmers.

37 A great and safe place to live

38 We have a Vision, it's good!! Go for it!

39 Maintain current number of residents. More would be too much.

40 diversity of population and the economic structure that supports that,

41 home

42 That the island retain its simple, peaceful, rural lifestyle.

43 DIVERSITY

A community of diverse people and families respecting and taking care of one and other and the environment, and whose values are not grounded in competition and consumerism.

44 Making this beautiful community a priority for not only year long residents but the tourists and

patrons as well.

47 Sustainable.

48 just as it is, is fine

49 less stress on economic development, if it is not in conjunction with environmental values such as global warming etc.

50 A truly rural environment with the vast majority of the Island left natural and the remaining ~10% a mix of large farms and large (>10 acre) acreages with minimal housing. Maybe convert it to a National Park and let the development die by attrition.

51 A vibrant, mixed demographic with economic opportunity and stable housing for young families. Environment, sustainability, community, but also some willingness to explore economic opportunities.

52 a thriving, functional community with all ages represented, and the rural character of the island left as undisturbed as possible.

53 Sustainable

54

55 Remaining a beautiful and rural community.

56 Stay a simple, quiet place

57 In basic agreement with the community vision of 10+ years ago.

58 Leave it be!

59 self-sustaining

60 Like it was demographically when I came here in 74. Lots of young families building and learning and sharing.

61 no future

62 Keeping our uniqueness. Communication, education, compassion. Becoming an example of off-grid sustainability for all. A place where equality and happiness are more important than material "wealth".

63 Quiet and safe

64 Innovative success through entrepreneurial endeavours

65 Original successful businesses, freedom to grow.

66 I'm happy with the community vision for the most part and would love to see more of it implemented.

67 upward trajectory of young business minded enthusiastic and ambitious people

68 A model community, a multi-aged and multi-racial community with measured, year-round tourism/visitors that compliments and does not overwhelm the year-round resident community and island resources.

69 the human potential is ecstasy, why settle for less!

70 not losing the school

71 A balance of age groups, everyone has decent, secure housing, meaningful, satisfying employment for working age people, Commitment by all to each other as a community. The land thrives.

72 Freedom, unique lifestyle, self-directed

- 73 diversified community
- 74 sustainable
- 75 Local food production here and elsewhere  
Diversification---
- as well as a more integrally supportive community in which to build our economy.
- Drawing from our natural strengths --
- beauty year-round, world-class artist's community--means opportunities to create economy (i.e. more formalized year-round destination for artist's/writers/musicians sabbaticals, training institutes for Arts &/or Permaculture, etc).
- 76 It must be determined how to forge a way for young people to come and build their lives on this island. Perhaps a relationship could be formed with a mortgage company that would enable the purchase of empty land for first time buyers without having to make a down payment of 50% or co-sign with their parents.
- 77 If nothing is done to bring young residents to the island, the population will draw ever nearer to being completely composed of white, elderly individuals who shop at Costco and complain about property taxes. The elementary school and the co-op will close, ferry schedules and public services will be further reduced. The only new land owners will be extremely wealthy vacationers who will not flinch at high land values and the concomitant high cost of living here.
- The joy of this place is the freedom that people have to realize their own visions - so many great resources, events and cultural pillars have been manifested by generous and hard-working community members. I would like to see that continue to snowball, with ongoing support for a diversity of visions - we all rely on each other for a rich experience of our lives here. We can't afford to narrow that vision, or exclude swathes of people from participating in the exchange. Instead, we
- 78 need to address issues of housing and year-round employment in order to feed our own soil.
- 79 A caring community that looks after its own people (as we have now). Values will continue to be people oriented rather than consumerism or making big bucks.
- 80 thriving community
- thriving year round economy, lots of young families in a thriving school environment, continued respect for the environment, locally produced products recognized all over the world, continued sense of community and inter-generational activities.
- 81
- 82 Improved medical service (not including the First Responders, who are fantastic!), subsidized home

care, lower ferry fares  
 Better balanced demographic. We need to support a young, productive population who can provide services at an adequately compensated rate.  
 83 more diverse demographics  
 84 Offseason expansion to help locals and increase full time (or even more percentage of part time people being there in the offseason)  
 85 inclusive, friendly, creative - and more prosperity for all.  
 86 Safe environment  
 87 Strengthening of the economic base and a more positive attitude to tourism.  
 88 Back to the past but realize it isn't going to happen.  
 89 \*We become a varied, vibrant and viable community capable of sustaining ourselves . . . by building representation across the entire chronological spectrum.  
 90 keep the feeling...make it more accessible...and they will come to appreciate what we have  
 91 Happy content tourists and day visitors  
 92 Self sufficiency, self governance with less influence from outside sources that affect taxation and delivery of services  
 93 A thriving community that is at least partially self sufficient.  
 94 To build on a community that shows love and acceptance to its fellow islanders. A place where children and grown learning about growing food and harvesting food from the ocean.  
 95 Maintain rural quality; reduce ferry costs; cautious development.  
 96 Sustainable, paradise  
 97 a stable economy that allows families to live comfortably year round and maintain necessary services - not interested in major growth  
 98 Stay as environmental as possible..keep carbon footprint down.. And keep creating strong and helpful community ..for tourism ,elderly and children.  
 99  
 100 when i was a child, the sense of community seemed much more vibrant.  
 101 a more vibrant place  
 An Arts Centre where local artists can teach, local healers and yoga teachers can offer classes, and weary city-dwellers can come to enjoy the beauty and nourishing atmosphere of the island in a respectful, honoring way.  
 102 Hopefully, HI can be a retirement haven (heaven?) together with a place for young families and an active work force.  
 103 Let's get back to our roots , where shitting in an outhouse isn't illegal...  
 104 A new generation of "back to the landers" coming with new energy and creative ways to make a living.  
 105 Increase our tourism industry.  
 106 More boozy tourism. More commercial property availability. A town center.  
 107 A small community of people that helps each other. Non- urban. Affordable housing.  
 108

109 Harmony, respect, cohesiveness to achieve shared goals  
 A vibrant island with balanced demographics which values and protects its natural environment and  
 110 strives for sustainability in food production.  
 An island that has a strong residential community of all ages, whilst being welcoming to the summer  
 visitors. Local businesses, including local produce, art, crafts, cafes etc Control of over-development  
 where possible so that the island remains rural, casual but cared for. Protection of wildlife ( both  
 111 animals and plants) very important too.  
 to keep our island alive and vibrant and to promote the natural beauty as well as arts and culture  
 112 year-round  
 113 Chill Island  
 Creative, caring, and cooperative endeavours. Helping each other. Starting new businesses that  
 114 employ staff  
 115 self sufficiency  
 116 more young families, long term work  
 117 home  
 118 tr anquilty  
 119 Not sure.. Happy now, but change is good  
 I think that when we are encouraged to work at the tasks we believe in and are given sufficient  
 encouragement for doing so we continue to make better and more beautiful art, music, theatre,  
 poetry and dance. I am dedicated to seeing our New Arts Centre built as soon as possible with it's  
 120 multidisciplinary program operating full force for community members of all ages.  
 It is a paradise we wish to share with our children, and visitors who respect and appreciate the  
 121 Island's beauty  
 122 a strong tourist season and enough families to keep the island going through the winter months.  
 inclusive and patient inspite of political, religious etc differences...even though Hornby imagines itself  
 123 as tolerant...there is a need to let go and let be w/ wisdom paralleling in the ruling reigns.  
 124 A self-reliant intergenerationally co-operative community  
 125 Safe  
 126 Year round economy  
 A large enough permanent population to keep the school full and provide a foundation of demand for  
 127 local services.  
 Hornby is fine the way it is. Let's not throw away w hat we have with some subjective vision of  
 "potential" for economic improvement like the fire hall project. Increasing taxes so that the people  
 128 who made Hornby what it is can't affor to live here.  
 129 Equal opportunity for all.  
 In a perfect world the ferry fares would be affordable and the schedules convenient, so young people  
 130 would want to live here and still be able to access opportunities and recreation off island.  
 131 Self sufficient  
 132 Thriving school population,engaged youthful residents willing to contribute their time and energy to

running island institutions, sufficient population to support an active workforce.

133 More people, more diversified economy

134 The continuing friendliness that we find on the island  
Find new blood to represent Hornby at a Governmental level, hold elections, have people create

135 platforms so that the residents can renew their commitment to the island.

136 sustainable  
As it is now. I have been coming here since 1969 and has

137 Managed, on the whole to stay a wonderful place.

138 independence from a polluted and bankrupt society

139 A thriving and healthy well balanced population

140 Getting back to being a more self-reliant community.  
Just at this moment: We could develop it more as a Naturally Occurring Retirement Community. And  
make it a destination for people who need down time, a break from the "real" world, or sabbatical

141 time to write, make art, conduct research,

142 To stay and raise my family in the beautiful community.

143 More young families moving here to set up a life and future.

144 empty houses are taxed as if rented ( income )

145 a community with young people  
Hornby is a microcosm of what I see as the ideal small town. Many problems, many active minds  
trying to solve them. A few people on the periphery of society who are well cared for, many

146 volunteers who are extremely dedicated. I hope this continues.  
community cohesion, pulling the best of what we have to offer into a collective energy that breaks

147 convention and finds new ways to create economic opportunities that allows the young to live here

148 Forested; clean; safe; beautiful; friendly; supportive; broad-minded; innovative; rural; small-scale;

149 Gracious and co-operative acceptance of tourist based economy.

150 Businesses working together to help each other prosper.

151 I would like it to stay the same, but with better services. Willing to accept change for greater services.

152 A dynamic, multi-generational place where people of all economic levels live in peace and harmony.  
I would love to see my community taking more time to consider the needs of the residents, and the  
needs of future residents to Hornby. With the school changing, ferries costs, lack of services; I  
believe Hornby must make a huge shift. . . I am not entirely sure where this shift will be but I feel  
Hornby starting to change from what it used to be . . . We need a new image for Hornby. Are we just

153 a tourist site? Are we making it possible for and appealing to new residents?

154 Keep it rural, but have more year round opportunities

155 if we developed self sufficiency in food production and local power

156 Progressive. Inclusive. Sustainable. Environmentally responsible. Caring.

157 A thriving, eco-tourism and arts/music/festival/culture destination that provides adequate

employment & wages for residents and a highly desirable holiday & retreat location for visitors.  
A vibrant community all ages and income brackets.

Incentives to farm and live simply. Less property tax no need for outrageously expensive property insurance.

I still believe in the islands trust....preserve and protect  
It would be an amazing feat to become a sustainable, renewable based island with affordable, creative housing solutions, with more small ecovillage co-housing communities kind of like the Village offers for Elders, but for families as well.

Creative enterprise  
A thriving community of full time residents, consisting of families of all ages, living in a rural setting where peace, abundance, natural untouched beauty, artistic creativity and productivity are valued.

We need more opportunities to put caravans on our land to house locals  
More initiatives to attract year-round tourist visits. Let's promote the island, provide attractions, and take tourist money with a smile.

A mecca for artists, makers, crafters, actors, dancers, musicians - which attracts a summer influx of visitors to workshops, festivals, galleries and studios. The exchange of cash for goods, and experiences thereby enabling said artists etc. to live on Hornby year round.

Mountain biking mecca  
I like Hornby as it is, but we need more young people to retain this.

The visioning project done several years back by the community is an excellent document .  
As spoken above.

Harmony, sharing, helping others, working together, no fear of a little change for the better  
Stop trying to develop it to be something it's not. Like enlarging its economic based for profit.  
A place where I can feel secure to remain for the rest of my days.... raising my daughter and supporting my parents and eventually being supported in turn by my daughter and future generations. A place where people value connection, compassion, sustainability, innovation and creativity in close connection to the natural world.

A more varied, vibrant economy with businesses that extend into the shoulder seasons to grab harness tourism. Perhaps start-up money for some of the more enterprising souls :)

More vibrant community with better options for making a living, producing food, housing sustainable/low cost/DIY/youth friendly/family friendly/self sufficient/research community. Sweden Denmark and Norway? are all moving toward cashless society. Generally I oppose cashless because it equals surveillance however if it was a barter currency...

I love Hornby Island, but I am a retired person with adequate resources.  
maybe a higher and younger population to support the economy- it was doing pretty well about 25 years ago  
A small increase in the number of younger families but the total populations needs to remain relatively low (1500) in order to keep the Hornby lifestyle.

179 hornby is unique and for me - happiness  
 180 Strong tourism base maybe more like Tofino  
 Self-sufficiency and sustainability. A place where people can come to learn how to live creatively in  
 181 harmony with nature.  
 182 More people in winter and fewer in summer.  
 There are far too many personal visions for Hornby and not enough discussion about community.

183 "Just wanna do my own thing" and bitch or say destructive things when I feel like something gets in  
 the way of my vision  
 Seeing a slightly larger year round population / off season visitors that could support restaurants,  
 pub, etc to actually be open year around would be a great start. Having more people here year  
 184 around would in general create a much better community.  
 185 Higher school population, better year round housing options.  
 A community of people that makes decisions based on the well being of the environment as its main  
 priority.. A sustainable environment where we try to do "the right thing" and are not bullied or  
 186 influenced by corporations trying to turn everything into walmart!  
 187 self determination, beautiful natural environment, collective enterprises  
 188 keeping the island "quaint"and" funky" just as it is now  
 189 stay safe and hold property values at affordable levels  
 Personal visions for places are silly.

190 What we need is the freedom from regulations to pursue our OWN visions.  
 191 a minimum of anarchy  
 192 Getaway from city bustle. Artist haven.  
 Think Isle Of Man and it's annual TT Racing on the roads.

193 Deposits MILLIONS of dollars in to the Island's economy ANNUALLY.  
 Preservation of |Hornby's incredible beauty by limiting human population growth and economic  
 194 development.  
 195 Our own hydro company, solar or wind or tide. And more use of the excellent farm land here.  
 Balance of ages, more employment opportunities and businesses, more available housing to make  
 this possible. Maybe an assisted living home so older people don't have to leave all their friends -  
 196 also would provide employment.  
 A community where Arts and Culture plays an important part. Perhaps the Community Fund could  
 197 support young artists who want to live/create in our community.  
 198 an Islands Trust Free Island  
 199 safe and satisfying life style through self employment



200 Healthy year round economy where tourism is only one pillar of several  
 I believe I have already stated it. Let's use our tax money wisely by doing rather than talking and  
 201 pushing paper!  
 202 n/a  
 Great with the present status quo, considering Hornby Island is a small island with less than 1000  
 203 people living on it.  
 204 As per Vision 2020  
 205 Unpretentious,down to earth, realistic, nonconformist,  
 206 More is not necessarily better....stop urbanizing  
 207 Fewer desperate people  
 208 Sustainable, Natural, Environmentally sound, flourishing and supportive community.  
 A place where people can visit and learn about how society could function differently. A model  
 209 community, in North America, that blazes the trail towards justice and equity.  
 210 community, everyone welcome.  
 211 Hornby can attract younger families by offering more affordable housing. (for rent and to own).  
 212 A place where all can feel physically, mentally, emotionally, financially, socially and spiritually safe  
 213 Lets keep it simple... rural is good.  
 Like I said, I'd like to see Hornby become self-sufficient, be a destination to those creating what the  
 world must become. A place of increasing returns based on attracting people who may not have  
 214 much money, but have vision, creativity, and the will to implement.  
 better housing options - don't believe in so many restrictions on lot size. Make people catch water in  
 215 higher density areas.  
 216 Hornby should be for every one, not the select few.  
 217 Just keep it like it is.  
 A place where community values and spirit are honoured. Where one can disengage from the  
 broader financial machine, but still work hard, eat well and have secure housing. (which for me is  
 very modest - 500 sq feet and indoor plumbing at ISLA would be more than I currently have). I would  
 218 like to see a stronger year round economy with less dependence on tourism.  
 219 Diversity  
 220 A year-round economy and services, without heavy commercialization.  
 221 More balanced demographics; i.e., higher proportion of young people.  
 222 self-sustaining in farming, water resources  
 223 A place of retreat and communication  
 224 Let it grow (or shrink) as holistically as possible.  
 225 A place for innovation and peacefulness.  
 It would be a community of all ages, all income levels, educational enhancement (people with goals  
 and passions they wish to pursue and the possibility to do that.) A continued interest in  
 226 volunteerism and involvement in the direction the community moves in.

