



SHAPING OUR FUTURE

THE REGIONAL DISTRICT OF NANAIMO
REGIONAL GROWTH STRATEGY REVIEW

Regional Growth Strategy Review 2007-2008

Regional Growth Strategy Questionnaire Results

From April 17 – June 27, 2008

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Introduction

As part of the public consultation for the Regional Growth Strategy Review, an online survey was used to ascertain the views of the community on issues related to sustainability. The primary purpose of the survey was to get the public's views on which sustainability challenges should be addressed in the Regional Growth Strategy. The responses from the survey, as well as from workshops and other sources, will in part be used to develop possible amendments to the RGS. The survey was completed by residents in both the electoral areas and municipalities. Over the ten weeks that the survey was open, 305 people completed the questionnaire.

Background

Public consultation for the review of the Regional Growth Strategy (RGS) began with the launch of the website "Shaping Our Future" on April 17, 2008. The website is maintained to provide the public with updated information on the review of the RGS and to solicit feedback on key issues. The RDN has used various media to attract public attention to the website and public consultation opportunities. To date, public consultation for the RGS review has been undertaken through an online survey, two public workshops and written correspondence submitted to the RDN. The week the website was launched, a postcard advertising the review was sent to every household in the RDN. Also, advertisements were run in local newspapers and on television for several weeks leading up to the public workshops.

Preliminary results from the survey were used to determine the topics to be discussed at the Parksville workshop on May 24th, 2008. The topics were affordable housing, environmental protection and air quality (farming was added during the workshop). Based on feedback from the Parksville workshop the discussion topics were not preselected for the Nanaimo workshop as participants wanted the opportunity to choose discussion topics not covered in the survey such as implementation of the RGS. The feedback solicited through the workshops and the questionnaire will be instrumental in proposing revisions to the RGS.

Method

As stated above, several methods were used to announce the request to complete the online questionnaire. The online survey was open to receive public feedback on the RGS review for 10 weeks, from April 17 to June 27, 2008. The complete survey results are provided in the appendix, including all open ended responses as provided by the respondents. In the findings and implementation sections below, the results are summarized for meaningful analysis. For open ended responses the results have manually been organised into the most frequently identified comments for each question. Individual responses to open ended questions may identify more than one issue, while other responses may not identify a particular issue or they are unclear.

Results

The survey questions were based on the findings from the RGS Review background reports including the reports prepared for the State of Sustainability Project. The questions focussed on five key sustainability challenges: greenhouse gas emissions, urban growth management, rural integrity, sustainable water use, and affordable housing.

Over 300 people in the RDN and member municipalities completed the survey providing their views on how to create a more sustainable future through the RGS. A higher proportion of residents in the electoral areas compared to the municipalities completed the questionnaire. While the population of the electoral areas makes up only 25% of the total RDN population, 42% of respondents resided in the electoral areas.

The results identify emerging themes among respondent's opinions (refer to the appendix for complete results). Significant themes among the surveys submitted were: continued support for strong urban containment, creation of complete communities, protection of rural/resource lands, and improved mobility options (such as transit or cycling infrastructure). Other emerging themes from the survey include local food production, protection of greenspace/parkland, protection of water, and recycling programs.

The final question of the survey provided respondents the opportunity to identify the top issues that they believe the RDN should address, either through a revised RGS or other corporate actions. The format was open ended, and some respondents identified multiple areas of action in their comments. The most frequently cited response, about 26% of respondents, was in regards to maintaining and enforcing controls on urban growth. Other common responses include creating complete communities/nodal development, support for local food sources, protection of resource lands, improving mobility options (cycling infrastructure, transit service, commuter train between cities), maintaining water resources/watershed, and protecting greenspace. A summary of the responses are provided below and the complete responses from the question are in the appendix.

Response (total responses 194)	Number of respondents	Percentage of respondents
Control on urban growth/urban sprawl	51	26.3%
Complete communities/village nodes	40	20.6%
More greenspace/parkland	33	17.0%
Improve public transit	31	16.0%
Local food sources/protection of agricultural land	27	13.9%
Cycling/walking	24	12.4%
Protection of water resources/watersheds	22	11.3%
Protection of wildlife	21	10.8%
Access to affordable housing	18	9.2%
Protection of forest/forestry	17	8.8%
Green building/alternative energy	15	7.9%

Response (total responses 194)	Number of respondents	Percentage of respondents
Expansion of recycling/composting programs	14	7.7%
Provide commuter rail service along E&N corridor	13	6.7%
Support for agriculture (i.e. community gardens, farmer's markets)	11	5.7%
Improve air quality/sources of emissions (i.e. open burning, vehicle idling)	10	5.2%
Encourage vibrant and green business opportunities	7	3.6%
Education	6	3.1%
Less regulations/building in rural areas	5	2.6%

Table 1: Most frequent open ended responses to Question 21 - What are your ideas for a more sustainable region?

Other questions included in the online survey reflect issues that have been identified in the background documents for the RGS review. As background information to the RGS review, the State of Sustainability project and other RGS reports identified urban growth management, rural integrity, greenhouse gas emissions, affordable housing and water availability as major issues affecting sustainability in the region. The responses to these questions are provided below (and the complete survey is provided in the appendix).

Urban Growth Management

Management of urban growth was addressed in the survey through several closed ended questions. Respondents also commented on urban growth through open ended questions, as cited above. The majority of responses to the questions indicate support for maintaining strong urban containment policies, and following up with enforcement and implementation. For Question #4 – How would you characterise the pattern of development in the RDN, 61.9% of respondents suggested that the region is growing too fast, 31.3% stated that the region is growing fast enough and 6.9% identified that the region is not growing fast enough. For Question 18 - Do you believe that the Regional District of Nanaimo should prioritize setting aside land for resource uses and limit housing in rural parts of the district, 52.2% of respondents stated that the RDN should limit housing in rural areas, 39.4% stated that the RDN should limit housing in rural areas but that some development should be allowed to occur in rural areas, and 8.4% stated that the RDN should not limit housing in rural areas. The survey also asked the extent to which respondents support the containment of urban development to designated areas in the region in Question 16 (Table 2). The most frequent answer by respondents is that they strongly support the containment of urban development (49.7%), as shown in the table below.

Not at all	2	3	4	5	6	7	8	9	Yes, very strongly
5.0% (15)	0.7% (2)	1.7% (5)	2.0% (6)	9.3% (28)	3.3% (10)	9.3% (28)	11.3% (34)	7.7% (23)	49.7% (149)

Table 2: Question 16 - Do you support the containment of urban development within designated areas within the region?

Rural Integrity/Nodal Development

Both the protection of rural integrity and nodal development received strong support among respondents. The table below summarises the results from Question 6 on the most important considerations in determining where development should occur within the RDN. The most important consideration, as indicated by the greatest number of respondents, is protecting wildlife, water and clean air (76.9%). The second and third most important considerations are preserving our rural heritage (47.5%) and concentrating development in existing town centres (46.8%). The consideration deemed to be not important by the greatest number of respondents (46.7%) is allowing subdivisions and acreages in all parts of the region. Keeping development costs low was deemed to be either somewhat important or not important by over 2/3rds of respondents.

	Not important	Somewhat important	Important	Very important
Keeping the development costs low	22.8% (66)	44.5% (129)	22.1% (64)	10.7% (31)
Preserving our rural heritage	5.1% (15)	20.5% (61)	26.9% (80)	47.5% (141)
Protecting wildlife, water, and clean air	1.0% (3)	3.0% (9)	19.1% (57)	76.9% (230)
Concentrating development in existing town centres	7.5% (22)	16.6% (49)	29.2% (86)	46.8% (138)
Allow residents the freedom to live in subdivisions and acreages in all parts of the region	46.7% (134)	27.2% (78)	16.4% (47)	9.8% (28)

Table 3: Question 15 - Important considerations for where development should occur?

The most frequent response to Question 17 – What level of priority would you assign to protecting the rural integrity of the RDN, also indicates that there is strong support for protecting the integrity of rural areas (43.8%). The context of the question cites existing regulations as one reason development continues in rural areas of the RDN, and asks respondents if rural areas should be preserved for resource based land uses such as farming and forestry (Table 4).

Very low priority	2	3	4	5	6	7	8	9	Top priority
3.4% (10)	0.7% (2)	2.7% (8)	0.7% (2)	6.7% (20)	6.1% (18)	7.7% (23)	15.2% (45)	13.1% (39)	43.8% (130)

Table 4: Question 17 - What level of priority would you assign to protecting the rural integrity of the RDN?

Role of RDN in reducing greenhouse gas emissions

The survey responses indicate strong support for the RDN taking a leading role in addressing climate change. For Question 5 - How strongly do you support the RDN’s role in climate change? (Table 5) the most frequent response indicates respondents very strongly support the RDN’s role in reducing climate change (49.2%).

Do not support at	2	3	4	5	6	7	8	9	Very strongly
4.7% (14)	2.3% (7)	2.3% (7)	2.7% (8)	8.3% (25)	4.0% (12)	9.0% (27)	11.3% (34)	6.3% (19)	49.2% (148)

Table 5: Responses to Question 5 - How strongly do you support the RDN's role in climate change

Respondents were also asked what the RDN should do to reduce greenhouse gas emissions. The responses indicate a strong preference for improving public transit services provided by the RDN (36.8%). As well, improving mobility options, such as improved bicycle/walking opportunities (10.7%) and commuter rail service along the E&N railway (8.2%) are also supported. This support for alternatives to the private automobile is consistent with responses to other open ended questions regarding sustainability (please see the summaries for other questions in the Appendix). Other common responses to Question 7 to reduce greenhouse gas emissions include improving waste programs (13.1%), managing urban growth (12.7%), developing complete communities (12.7%), and encouraging green building (11.5%) (Table 6).

Response (total responses 244)	Number of respondents	Percentage of respondents
Efficient and improved transit services	90	36.8%
Improve services for recycling/waste/composting	32	13.1%
Developing complete communities / nodal development	31	12.7%
Reduce urban sprawl/manage urban growth	31	12.7%
Policy for Green building	28	11.5%
Energy efficiency in RDN operations	26	10.7%
Infrastructure for cycling or walking	26	10.7%
Protection of tree, parks and green space in urban areas	24	9.8%
Advocate for commuter rail service along E&N	20	8.2%
Energy efficiency/alternative energy	16	6.6%
Disincentives for excessive driving or idling	13	5.3%
Regulation open burning or woodstoves	13	5.3%
Support for local food sources and diet	13	5.3%
Education or promotion	12	4.9%
Protection of rural resource land (forestry or rural land)	12	4.9%
Water conservation initiatives (i.e. restrictions on water use)	6	2.5%
Do not do anything	5	2.0%
General incentives/disincentives to reduce GHG emissions	5	2.0%
Support for car-sharing/carpooling	4	1.6%
Support for xeriscaping/retention of native plants	4	1.6%
Increased guidelines for industry	3	1.2%
Protection of environmentally sensitive areas	3	1.2%

Table 6: Most frequent responses to Question 7 - What do you think the RDN should do to curb GHG emissions?

Affordable housing

Respondents were asked questions on two aspects of affordable housing. The first was whether they were aware of people for whom the cost of housing is an issue and the second was on the role of the RDN in providing for affordable housing. Table 7 shows the most frequent responses to the question on the role of the RDN. Respondents indicate that the RDN should address housing affordability by: supporting mixed use and higher density communities (13.8%), requiring developers to provide affordable housing (13.8%), and allowing secondary suites or carriage houses within specific areas (11.2%). Respondents would also like the RDN to work with the province and other organisations (11.2%).

Response (total responses 224)	Number of respondents	Percentage of respondents
Mixed use communities/higher density communities	31	13.8%
Require developer to provide for affordable housing	31	13.8%
Permit secondary suites/carriage houses	25	11.2%
Work with or leave to province	25	11.2%
Incentives for the construction of affordable housing	19	8.5%
Active RDN role in providing public housing/work with service organisations	19	8.5%
Support for co-op housing	19	8.5%
Zoning supporting mixed uses/inclusive zoning	13	5.8%
Nothing	12	5.4%
Maintain/enforce urban containment	12	5.4%
More land for residential development / less regulation	7	3.1%
Limit the size of homes	7	3.1%
Support for public housing/rent controls	7	3.1%
Permit mobile home parks	5	2.2%

Table 7: Most frequent responses to Question 10 - How may the RDN address the housing affordability challenge

Water availability

The survey contained several questions that addressed water quality and quantity in the RDN. The questions used closed ended questions to gauge respondent's perceptions of water supply issues affecting themselves and their community, and used an open ended question to ask what actions the RDN may take to improve the quality of water in the region. For the respondents' perceptions of water supply in the region, 28.4% of respondents identified the water quality and availability as a very serious issue (Table 8). The rating represents the most frequent response to the question.

Not serious at all	2	3	4	5	6	7	8	9	Very serious
4.5% (13)	2.8% (8)	6.6% (19)	2.4% (7)	10.0% (29)	7.3% (21)	13.1% (38)	18.0% (52)	6.9% (20)	28.4% (82)

Table 8: Question 11 - How serious is the RDN's water quality and availability crisis?

The open ended question asked how the RDN could improve water quality and availability in the region. The most frequent response by survey respondents is the need for water metering and users paying a higher cost for water (18.4%). Other frequently mentioned responses are: that development only be approved where sufficient water is proven to be available (17.1%) and support water efficiency upgrades to new and existing buildings, such as encouraging the use of rainbarrels or providing rebates for water efficiency (17.1 %).

Response (total responses 228)	Number of respondents	Percentage of respondents
Higher cost for water use/metering	42	18.4%
Confirm carrying capacity before approval of more development	39	17.1%
Support water efficiency upgrades to buildings (i.e. rainbarrels, rebates)	39	17.1%
Protection of watershed/green areas	21	9.2%
Control sources of pollution/impacts from land use	19	8.3%
Education	17	7.4%
Controls on landscaping	8	3.5%
Permit the supply of water outside of UCB	5	2.2%
Insufficient infrastructure	5	2.2%

Table 9: Most frequent responses to Question 13 - What may RDN do to address water availability challenge?

Implications

The findings section identified the areas that required changes to the RGS to create a more sustainable region. The majority of questions were focussed on particular issues, as identified through the background reports. The final question was left open for the public to identify their top concerns for the region. Both the closed ended and open ended questions indicate support for addressing particular concerns, such as urban growth management, nodal development, local food sources, environmental protection, rural integrity and improved public transit options.

In the next phase of the RGS review, the second discussion paper will focus on changes to the RGS so that it can better address sustainability challenges. The survey results, together with public feedback from the workshops and other input received, will be used in drafting possible amendments to the RGS in the second discussion paper. Based on the results of the questionnaire, there appears to be community support for the policies that are now in the RGS but there also appears to be a need for the RGS to address a broader range of sustainability issues.

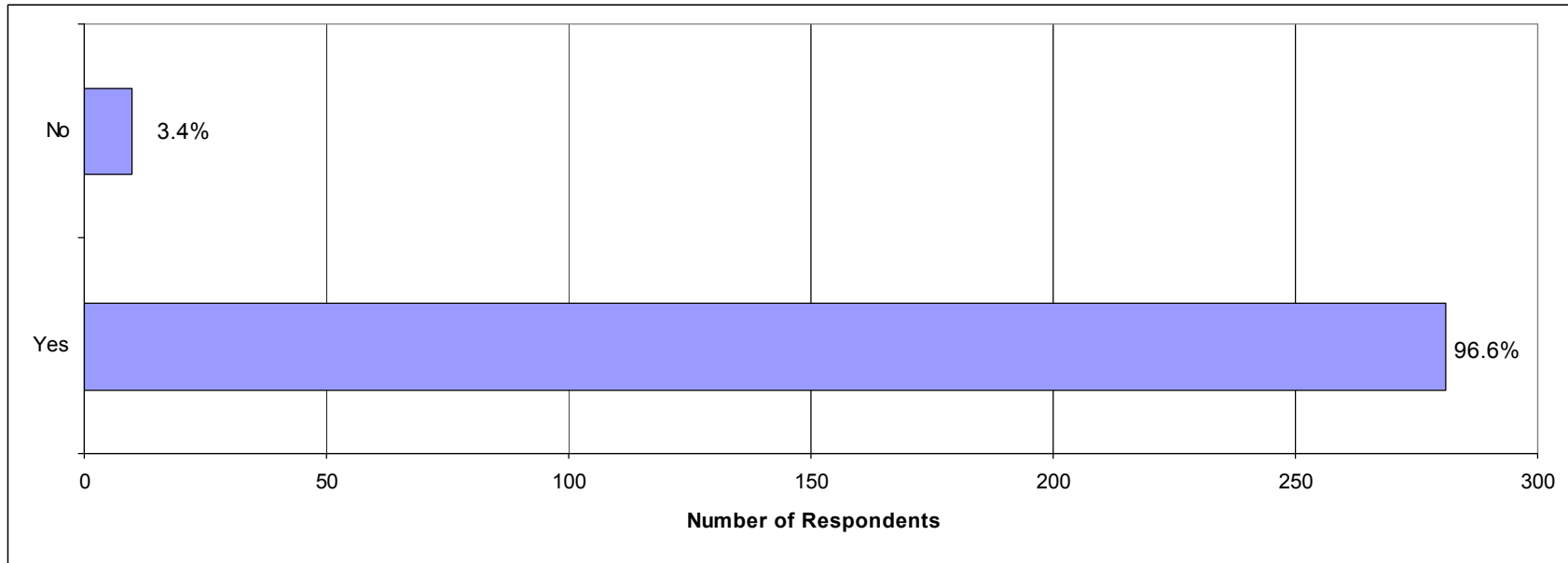
Other areas identified in the survey responses that may require the adoption of new policies or the amendment of existing policies include: more specific policy on agriculture/local food production; strategies for affordable housing; improving air quality; green

building initiatives; and, water conservation. Areas identified frequently within the findings section will be incorporated and discussed in the second discussion paper.

In addition, the feedback received through the public workshops held in Parksville and Nanaimo indicate that while there is support for the RGS policies, implementation of those policies has not been sufficient. The implications are that once a revised RGS is adopted, there needs to be greater emphasis on implementing both existing and new policies.

Appendix – Complete Survey responses and Summaries

Question #1: Do you live in the Regional District of Nanaimo?



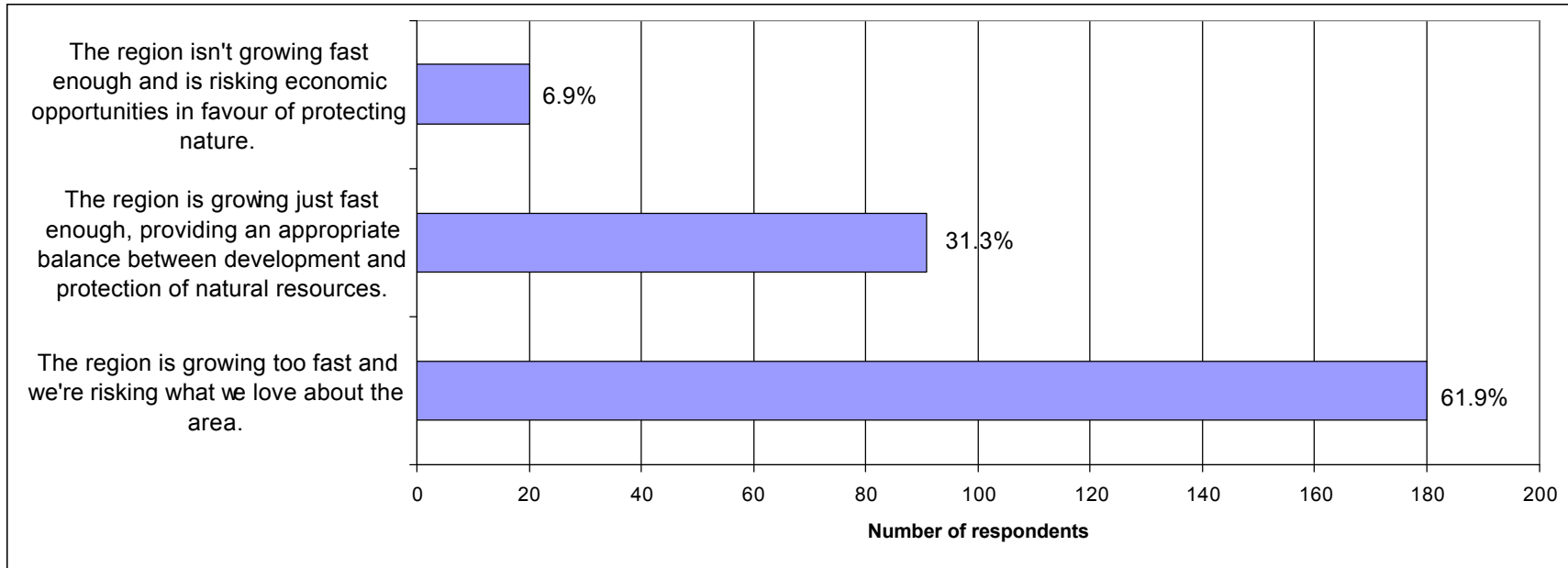
Question #2: If yes, where do you live?

Municipality or Electoral Area	City of Nanaimo	City of Parksville	Town of Qualicum Beach	District of Lantzville	Electoral Area A	Electoral Area B	Electoral Area C	Electoral Area E	Electoral Area F	Electoral Area G	Electoral Area H
	42.2%(126)	9.5%(28)	5.1%(15)	1.4%(4)	4.1%(12)	6.1%(18)	3.4%(10)	8.4%(25)	6.4%(19)	8.8%(26)	4.7%(14)

Question #3: How long have you lived in the RDN?

Number of years	1-3 years	4-7 years	8-10 years	Longer
	18.6% (55)	16.9% (50)	9.8% (29)	54.6% (161)

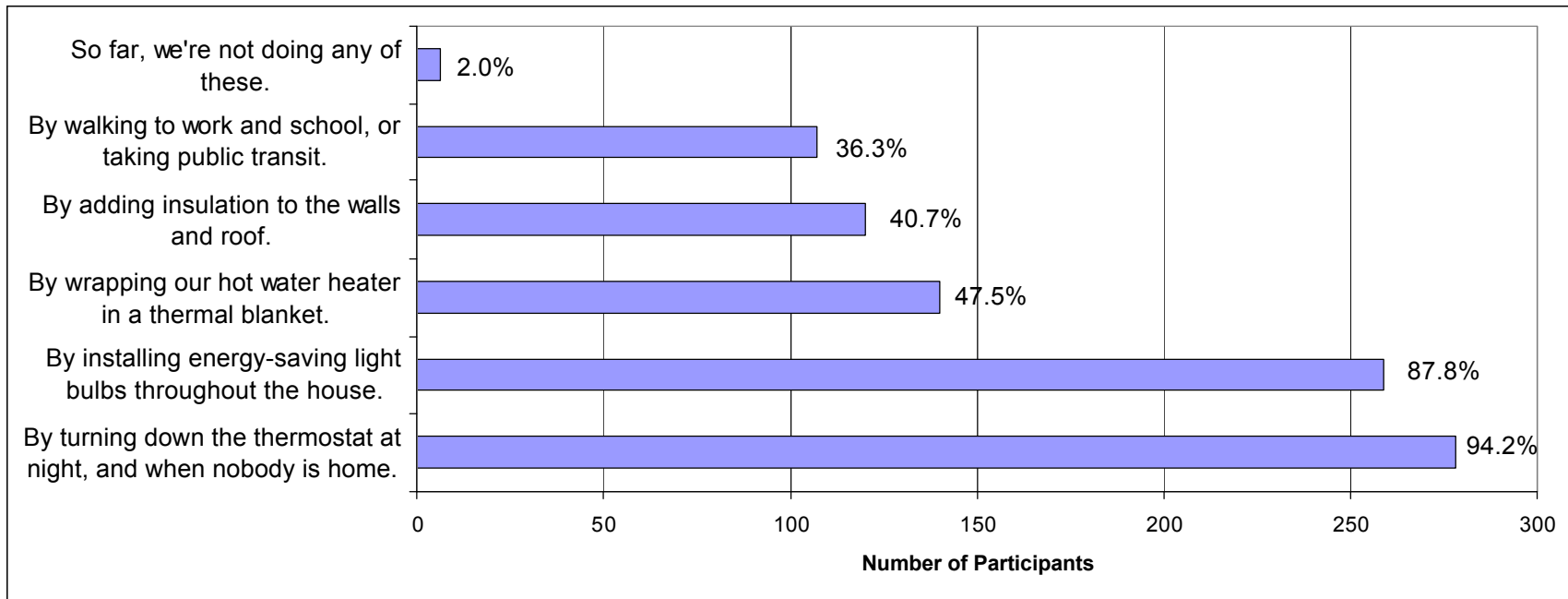
Question #4: How would you characterise the pattern of development in the Regional District of Nanaimo?



Question #5: Climate change is a growing problem world wide. The Province of BC has mandated that all municipalities must have a plan to reduce greenhouse gas emissions by 33% by 2020. How strongly, on a scale of 1 through 10, do you support the Regional District of Nanaimo taking a leadership role in fighting climate change?

Do not support at all	2	3	4	5	6	7	8	9	Very strongly support	Average Rating
4.7% (14)	2.3% (7)	2.3% (7)	2.7% (8)	8.3% (25)	4.0% (12)	9.0% (27)	11.3% (34)	6.3% (19)	49.2% (148)	7.94

Question #6: Individual action can help curb greenhouse gas emissions. How will you and your family help reduce these emissions? Check all that apply.



Other actions by respondents to reduce greenhouse gas emissions:

Summary of most frequent responses

Response (total responses 173)	Number of respondents	Percentage of respondents
Reduce number of trips or gas use/carpooling	41	23.7%
Local food/environmental choices in diet	22	12.7%
Energy efficient washer/hanging clothes to dry	16	9.2%
Planting trees/xeriscaping/retaining native vegetation	15	8.7%
Alternative energy/heat pumps	15	8.7%

Response (total responses 173)	Number of respondents	Percentage of respondents
Recycling	14	8.1%
Reducing consumption / packaging / waste	13	7.5%
Composting	13	7.5%
No backyard burning	7	4.0%
Environmental advocacy/community involvement	7	4.0%
Do not use pesticides/use environmentally friendly cleaning products	5	2.9%

Complete Responses

- 1 Driving less, turning lights out, turning off appliances, not watering lawn
- 2 Purchase a smaller car and support public transportation where economically viable. Support an end to back yard burning in rural areas with lot sizes less than 2ha.
- 3 Hanging clothes outside to dry. Using dishwasher only when full. Washing only full loads of laundry. Using a front load wash machine which reduces water usage and drying time.
- 4 stone garden, little grass; energy efficient appl. and windows, doors, siding, newer car (less emissions), no pesticides, hand-push lawn mower, clippers not whackers, no plastics, recycle
- 5 drying clothes without the dryer when possible Saving water (wish we could use rain barrels)
- 6 We finished a energy audit last year taking our home from a 55 score to a 78 score
- 7 Shop locally and buy locally produced products.
- 8 changing major appliances to energy saving ones over a period of time.
- 9 We have done the majority of the above. We are also recycling and composting.
- 10 compost whenever possible
- 11 Bike or walk when I can rather than taking the car
- 12 Minimize trips to town for groceries, etc. by being more organized. Growing vegetables.
- 13 I live in Nanoose and can not remember what electoral area it is. Correct # 2 if wrong.
- 14 using bicycles mostly

- 15 We do not burn in our backyard!!!!
- 16 Combining our car trips (errands, shopping, etc.)
- 17 we hope to install geothermal heating and cooling
- 18 Replacing all metal windows with vinyl. Installing pocket blinds with high r rating.
- 19 bought a bike to ride... so not driving as much
- 20 maintaining green spaces, protecting native and natural trees, shrubs, respecting the environment and not looking at everything as potential development ... protecting green corridors in urban areas
- 21 We do most of the above... in some fashion. Walking to work is difficult because of the distance and transit is not convenient enough. We also compost and try to plant and maintain trees on our property.
- 22 Continue to advocate for BANS AND CONTROLS on Yard Burning, Woodstoves and Wood Boilers. (Public Transport is not an option in huge areas of the RDN including my area, Beachcomber)
- 23 owning one car, efficient use of the car,
- 24 energy efficient appliances & energy efficient windows
- 25 biking to work
- 26 installed a pellet stove Composting
- 27 Driving a fuel efficient vehicle
- 28 Turn off appliances/lights when not in use. Conserve water.
- 29 our house is well insulated and we have no public transit
- 30 1. Planning errands that require use of an automobile, to minimize the number of trips. 2. Maintaining an 'urban forest' around my home, - a dozen trees and many shrubs.
- 31 -do not use toilet paper, but instead use spray from waterbottle -do not pee in toilet, instead pee in jug and use for garden fertilizer
32. Bicycling
33. Riding a bike
34. Stop buying unnecessary items, especially made with plastic. Work to have plastic bags and cups, etc eliminated. Plant more trees on my property and eliminate pesticide use. Encourage the regional district to limit burning and instead arrange for pick up of compostable items if people aren't already composting. Also arrange for pickup of tree branches bundled into 4 foot lengths and tied for pick up as the City of Winnipeg does. Carpool - using public transit is not convenient for many people but the City and RDN could pressure business and govt. to have flexible work hours so that staff could work around bus schedules. For me I finish work at Metral

- Drive at 4.30 but the bus doesn't leave until 5.30 and I have missed a bus that leaves after 4.
35. We as a family do as much as we can! Just need to learn more ways to do our part.
36. Looking into a different style of hot water heating. Have heard about something that heats the water just when you need it. Need to do more research.
37. Public transit needs to be provided to Gabriola Island and bike paths need to be established
38. Have replaced hot water tank with tankless gas water heater
39. 1. Make every effort to plan car trips to do multry chores. Reduced driving by min. 25% 2. Close doors to rooms not used and shut off heat ducts.3. Encourage neibours to think green
40. reduce curbside garbage reduce water consumption during peak hours cold water wash laundry
41. Consuming less non-necessities
42. Will be replacing a car with a hybred
43. our family produces 1/2 a can of garbage every two weeks you could reduce pickup to once a month
44. driving less by combining tasks into one trip
45. dry clothes on the line cold water wash less lawns gardens and drip irrigations
46. My diet is primarily vegetarian. This diet is good for the environment: Fossil fuels are used to raise animals for food and farm animals create water and air pollution.
47. Use the car less often; travel to town only when there are several reasons to go.
48. We live in a condo and can't insulate the walls and roof on our own. The construction is new and adequate.
49. Cycling
50. Busses do polute just as well especially the ones made in The States The american busses are way behind the European ones!!!
teaching kids to turn off lights, tv, radio, etc. and unplug chargers when done growing own food, or buying/demanding locally grown food at local market supporting govts in retaining, and encouraging local and vancouver island sustainable agriculture and forestry
51. practices supporting govts in developing building code standards that are more efficient -i.e. passive design- and include water catchment systems for gardens, emergencies.
52. Reduce, recycle and reuse LOTS. Don't use fireplace. Plant garden and trees. Compost as much organic waste as possible. Teach others about forest conservation.
53. On Gabriola, we have no public transit

54. I'm walking, but not to school or work.
55. Biking instead of driving Organizing your trips with the car when you go for supplies walk to shops, etc.
56. Burn Wood
57. added thermal windows and doors to home
58. bicycling
59. recycling, reusing, donating to charities, blocking off our woodburning fireplaces.
60. am going to get immediate info for the installation of a water-heading sola system for our roof.
61. Currently looking into solar panels and residential windmills to supplement our energy supplies.
62. By not having yard fires and trying to discourage my friends and neighbours from trying to dispose of their yard and garden waste in this unhealthy way. Besides creating toxic particulates, open fires must be contributing to Global warming as well. Open burning in the RDN should be banned outright. There are other disposal methods available and it is dreadfully unfair to those members of our community who are asthmatic or in some way challenged.
63. we are using bikes frequently
64. wind power and possibly solar power
65. We have cut the amount of driving that we do dramatically; we have purposely kept to a small older car which is not driven much, and we bought a house in a location where we can walk to our shopping, banking, ferry, and almost everything else we need to do.
66. Already installed Energy Star windows, and hot water heat pump. Am centrally located so I can bike to many destinations from downtown Nanaimo to Woodgrove.
67. Anything that is reasonably cost effective
68. 1. Use non-motorized lawn mowers, and other yard and garden maintenance tools. 2. Keep the heat turned down all the time, and wear warmer clothing. 3. No back yard burning. All yard waste is gathered for composting or turned into mulch. 4. All clothing is dried on a clothes line. 5. Yard and entrance lights are all on motion detectors and never left on. 6. Grow as much of our own food as we can. 7. Purchase organically produced foods as much as possible. 8. Purchase as much locally produced food as possible. 9. Limit the number of trips into town as much as possible, and plan ahead so that we can walk to services once we are in town.
69. We control our lights with dimmer switches. We consolidate car trips to reduce gasoline consumption. Unfortunately, we are not able to use public transit because we live in a rural area.
70. Using a brick in the toilet tank so that less water is used, or purchasing a toilet that acts similarly. Unfortunately, taking the bus to work is difficult to do as I need my vehicle to get around the Island.
71. By having a new efficiently built townhouse By having a heat pump By having energy efficient major appliances By having a newer fuel efficient vehicle
72. we are renting so adding insulation to walls and roof is not easily in our control

73. low flush toilets, heat pump, all new energy efficient appliances, insulation meets newest standards (new construction) walking to do chores like light shopping, getting movies and mailing and copying services etc
74. decreasing our driving time, trying to do more than one errand when we go out, cycling to friends and to the store sometimes
75. Recycling and reducing waste. Banning styrofoam. Composting.
76. We do not have any public transit, taxi service in area H which is too bad, Comox Valley Transit is as close to us as Fanny Bay, but still not close enough, why not have affordable Rapid Transit on the E&N Rail Line Nan. and to Courtnay?
77. Bike to work, low flow toilets, timers on sprinklers, growing our own food as much as possible
78. I would love to select taking public transit...but the service is so poor, that I cannot use it for commuting or travel to Nanaimo
79. Gabriola does not have public transit or Handi-Dart service at this time but is much needed and would be used by many. We have no way to transport someone in a wheelchair at this point and our population is top heavy with senior residents.
80. not idling our engines.
81. Heat pump 1 car for family of 5 never burn wood
82. by using alternative transportation such as cycling as much as possible Where are the bike routes and alt transportation facilities in Parksville?? more friendly bus system advertising how one can get around from what times what buses LINE UP busses with some ferries the last transit shift only helped with one sailing
83. we do all of the above and; put out 1/2 to 1 bag garbage bi-weekly cut down on hot and cold water use
84. grow some of our own food and ride bikes when possible.
85. Besides driving less, we plan to purchase a low-emission hybrid vehicle to decrease our dependence on fossil fuels.
86. Our water system needs great help. Our wells are there but run off is bad and control of the natural balance is being broken.
87. Reduced water consumption; look for locally produced food; drive less; look for energy efficient transportation and for a car with better or different energy source.
88. Carpooling, buying fuel efficient vehicle
89. I rent and thus can't control all of these adjustments.
90. Purchased and use electric scooter around town
91. Living in a smaller-than-average home.
92. I do not believe there is enough evidence that greenhouse gas emissions cause global warming so why make it public policy?
93. Less use of vehicles, planning more carefully when making a trip out shopping so that more can be done at one time.

94. By recycling and disposal of waste by not doing backyard burning.
95. biking rather than car
96. Recycling
97. -grow some or all of your own vegetables and fruit -practise year round gardening
98. one vehicle per family; converting most of our lawn to native shrubs; eating less meat; unplugging power to computer, microwave, stereos, etc to reduce power wasted by clocks, etc.; only using clothes washer and dishwasher when full.
99. Driving less
100. Use of Passive Solar energy Use of geothermal heat pump
101. Car pooling and riding my bike when possible
102. changing water use habits to reduce waste
103. Create a bike path from Nanaimo to Parksville along the railway
104. Installed Heat Exchanger
105. although we don't have public transportation, we are reducing the use of our car we are planting a "food" garden we compost much of our waste we purchase locally whenever we can
106. Looking into Green housing setups (Earthships/Eco-Homes, etc.)
107. Transit is too far away and service in the morning and at night do not fit work schedule. Many start work at 7am and end at 10 or later. No service to the Woodgrove area is available at those times.
108. Still living at home, may not be in the regional district in next couple of years though if I leave for a graduate school. May address some of those issues, although my father does not believe in global warming, so there is a disincentive for me to do anything while I'm still living at home.
109. By bicycling whenever I can
110. Heating and cooling our house with geothermal heat.
111. By using a heat pump and operating vehicles that are energy efficient. By investing in green investments
112. We heat our home with a new heat pump
113. Using off grid renewal power (solar).
114. Fewer, longer (i.e. multi-purpose) shopping trips to Nanaimo

115. Co-ordinate activity to minimize requirement for travel.
116. buy a higher mileage car
117. 1. Combine errands and reduce auto trips 2. Minimize trips to Nanaimo and Victoria 3. Walk to buy from local vegetable farmer 4. Shop locally for major items - but pay more 5. Compare and buy energy efficient appliances 6. Turn off lights when room not occupied 7. Cook all meal items in one appliance - either oven or crock pot.
118. Our new, energy-efficient water heater does NOT have to be wrapped in a thermal blanket
119. Buying local farm produce when available. By buying local and not using a car to go to large box stores.
120. My rural area is not close to work/shopping, and there's no transit.
121. Installing heat pumps (for space heating and water heating), solar hot water collectors, adding insulation to the basement floor (accounting for up to 30% of the energy lost), promoting conservation/efficiency with friends and the community, car sharing, using the car share co-op car, taking the train and bus to Victoria and elsewhere, eating less meat, buying locally, having groceries delivered...
122. Growing our own veggies : "Zero Mile Diet"
123. We plan our trips and only make one trip instead of more than one. We are driving our small car which gets excellent gas mileage. I am a very careful consumer, I limit my shopping to essentials, buy nothing from China, limit my garbage, drive only when necessary. I would like to see no Sunday shopping as first step for the District, only essential services would be driving, and everyone else should be on foot, bike or at home. This will be a very small impact on business and a large impact on the green house gases. We need to stop shopping all the time, and realize that we will have to at sometime due to the limited resources left on the planet. We can no longer think that growth for growth sake is sustainable.
124. consciously planning trips out by car, to combine errands to be done twice weekly. ---Covering windows and skylights during hot sun hours to conserve use for electricity to run number of fans.
125. I actually turn my heat out at the register panel (I am not sure if that is what it is called) I try to keep it off until late Sept.
126. We are using rain barrels to water our garden, and we have a clothes line that is in constant use.
127. Use cold water more frequently in washer, no dry cycle in dishwasher
128. Installed a heat pump,inert gas filled double glazing,recycling waste,using a composter,no gas, wood or coal fire,fibreglass external doors,
129. biking ,recycling all day,becoming knowledgeable of all risks to health and finding answers to overcome all diseases and conserving on water use all around....
130. We do not idle our vehicle. Removed our lawn and grow native trees and shrubs. We reduce, reuse and recycle We do not purchase electric gadgets Consume less - only what is necessary Buy organic and local
131. Eating vegetarian Growing our own food Buying local food
- 132.

133. composting, recycling services, reduced use and recycled use of well water, no pesticides use in garden, gardening/tree planting on property, grouping tasks together for use of vehicle, proper maintenance of vehicle. THERE ARE TONS of ways to do this every day.
134. making less trips in car
135. taking trains where available
136. Since Canada ceasing to exist would amount to no more than a blip on a world emissions graph, the answer to the problem does not lie with an individual purchasing more expensive lightbulbs.
137. letters to the editor to educate others so they understand climate change is about much more than GHG - we need to change our mode of development, including our societal/cultural assumptions/myths around what represents development, progress, options etc
138. 1. By reducing the amount of auto travel 2. By investing in a more energy efficient car for my next purchase. 3. By attempting to install more energy efficient windows and doors.
139. by turning lights off when not in use, by washing full loads only
140. Energy saving light bulbs are irrelevant in an electrically heated house!
141. Avoiding air travel. Home composting. Maximizing what I can recycle.
142. minimizing overall veh kms. Using the small car rather than minivan whenever possible. Upgraded our homes windows.
143. buying local agricultural produce
144. Please do NOT promote the installation of outdoor heat pumps in Nanaimo. They waste energy when used as AC in the summer (hey! our summers are not that hot!), and they produce excessive noise for neighbours who prefer to have their windows open (especially in condo developments).
145. Window upgrades, insulation under flooring, driving less, recycling more,
146. recycling and composting as much as possible
147. -using outside clothes line/rack as much as possible - reducing drying time in clothes dryer by the adding a dry towel (cuts drying time in half - tip from BC Hydro Power Smart gal) - more green solutions events - more schools participation with the Artist Response Team/Voices of Nature eco-education program -more encouragement to local businesses to promote positive services, products, etc re the environment - more involvement by the Greater Nanaimo Chamber of Commerce in countering the affects of climate change. (I have proposed an environmental committee which they will be considering in the fall) - continuing the great articles in local papers re climate change, personal and business responsibility, etc...we are all in this together - everyone of us...what we do here affects not just Nanaimo area but globally
148. electric vehicle,bikes, well planned trips, fewer trips, support fuel and ferry rate increases
149. use products with less packaging and things that are not disposable
150. We live in a new house with a heat pump, there is no accessible public transit (5 km walk), and we work at home so most of above do not apply.

151. Consciously reduce use of our car. Consume local food when available and process our own fruits and vegetables for winter use
Vote for politicians who are pledged to support reduction strategies
not letting the car idle (including not going to drive throughs). Despite the availability of room for bicycles, the offer erratic driving of
152. residents may make people nervous riding on the shoulder of the road. Separating with a fence would make it safer (I saw this in Holland many years ago...hundreds of people riding their bikes, safely separated from the cars.)
153. By walking or cycling more and driving less. [I do not currently live in an area served by public transit.]
154. We live in an energy efficient home, so we are doing all of the above now.
-reducing consumption of products in non recyclable or over abundant packaging. -being mindful of gas consumption/ driving car - walking/biking when able -recycling whenever possible -composting -questioning products for sale that are not eco mindful -buying local foods -supporting farmer's markets -using products that do not harm the environment from shampoo to dishwashing soap to low VOC paint -re-using ... being imaginative around how something might be used for another purpose, instead of throwing away - washing laundry in cold water - collecting rain water for the garden - using energy saving appliances - turning computer, printer, etc off when not using
155. programmable thermostat's zone heating passive heating/cooling strategies sharing
156. cycling, reducing waste, buying local produce, reducing meat consumption, tree planting, economic trip planning, reusing and recycling.
157. By consuming less and recycling, repairing and re-using wherever possible. Buying local food/goods more often. Gradually adjusting lifestyle to rely less on a personal vehicle. More "old-fashioned" entertainment (cards, boardgames, reading) and fewer electronics. Hand-washing dishes and air-drying clothes. Participating in surveys... :)
158. 1) Use of the internet for research and purchase of house hold requirements from food to building supplies. - avoids driving to town or further. 2) Installing a clothes line for drying cloths.
159. The above response do not apply to our household: we have an enegy efficient woodstove and rarely turn on 'the thermostat'- I believe this is the case with many rural homeowners; installing enery saving light bulbs mean changing or buying new light fixtures which we cannot afford, they will be changed as needed-we have had reostats on most lights SINCE 1992 so we use very little electricity; we are due for a new hot water tank and will get a thermal blanket at that time; our house is very energy efficient already, little improvement can be done; no school age children. we live in a rural area, Errington, with no public transit. We require a vehicle for work as work location is all over the District. We are on 5 acres of mostly forest and believe our woodland serves to counteract many other households GHG. We have cut back on driving due to the high cost of gas. We keep our one vehicle running efficiently. We have limited ourselves to one vehicle for many years already... HOW MANY HOUSEHOLDS can say the same thing?? this is a glaring bit of NON- ACTION BY MANY FAMILIES !!
160. Cycling more and not using my boat and car indiscriminately.
161. recycle instead of burn garbage and yard waste
162. I will consider public trasit when we get it in Deep Bay
163. bikeing instead of car
- 164.

165. minimal driving, no transit options here
166. reducing use of packaging, water, vehicle
167. Using clothesline to instead of dryer.
168. riding electric bikes, avoiding unnecessary driving growing food at home Finding activities close to home to bike or walk to
169. Try to reduce vehicle use by doing several things in one trip. Turn lights, computers, TV off when not in the room. Use fuel-efficient vehicles.
170. We bought an Echo (50 miles to the gallon) to drive instead of our truck but I would gladly take transit into Parksville and Qualicum if I did not have to waster hours waiting to return because of the infrequent service.
171. Driving less
172. i have made reducing my ecological footprint a priority for many years and am actively involved in many aspects of our community.
173. Compost conserve well water

Question #7: What do you think the Regional District of Nanaimo should do in the effort to curb greenhouse gas emissions?

Summary of most frequently identified responses

Response (total responses 244)	Number of respondents	Percentage of respondents
Efficient and improved transit services	90	36.8%
Improve services for recycling / waste / composting	32	13.1%
Developing complete communities / nodal development	31	12.7%
Reduce urban sprawl / manage urban growth	31	12.7%
Policy for Green building	28	11.5%
Energy efficiency in RDN operations	26	10.7%
Infrastructure for cycling or walking	26	10.7%
Protection of tree, parks and green space in urban areas	24	9.8%
Advocate for commuter rail service along E&N	20	8.2%
Energy efficiency / alternative energy	16	6.6%
Disincentives for excessive driving or idling	13	5.3%
Regulation open burning or woodstoves	13	5.3%

Response (total responses 244)	Number of respondents	Percentage of respondents
Support for local food sources and diet	13	5.3%
Education or promotion	12	4.9%
Protection of rural resource land (forestry or rural land)	12	4.9%
Water conservation initiatives (i.e. restrictions on water use)	6	2.5%
Do not do anything	5	2.0%
General incentives / disincentives to reduce GHG emissions	5	2.0%
Support for car-sharing / carpooling	4	1.6%
Support for xeriscaping / retention of native plants	4	1.6%
Increased guidelines for industry	3	1.2%
Protection of environmentally sensitive areas	3	1.2%

Complete responses

- 1 Invest more in public transit.
- 2 Use regulations and incentives to change behaviour and promote green living
- 3 Do not adopt use of biofuels made from food. Investment in better and more transit options, particularly in and around Parksville/Qualicum
- 4 increase transit; bike trails
- 5 More distribution of commercial services to reduce travel distances.
- 6 Increase public transport where economically viable. Bylaw no backyard burning in on lot sizes less than 2ha. Complete trail along E&N corridor for bicycles, and walking. Support a commuter train from Courtenay to Victoria twice a day to support workers and tourists.
- 7 Use good energy practices in RDN facilities. Build new facilities to Green Standards. Maintain Urban Containment Boundaries. Approach the Province to fund an experiment using free transit to see how much that would improve bus ridership. Not bring in new regulation affecting residents, this is a Provincial/Federal matter and they have better resources to deal with it.
- 8 use electric cars for the most part, only a few guzzlers, electric whackers when possible, try solar panels on some buildings, use transit passes for employees - encourage them to be a "show - how it can be done" group,
- 9 Turn out the lights in facilities when not in full use, especially skating rink and pool and offices.
- 10 Restrict helter skelter housing developments. Plant more trees
- 11 Restrictions on new home sizes, More transit.

- 12 Improve public transit. Keep up the good work on recycling. Support local farmers. Take climate change into consideration when approving development proposals.
- 13 More public information, keep the pressure on the residents to 'take part'.
- 14 First off I think that the RDN should have a unified strategy for development and building in all its areas. I have a big concern about affordability and energy sustainability, moreso than green house gases, which I have been working towards, rather than the province now making it "a flavor of the month". We also have to make sure that the curbing is actual, rather than credits being purchased, as that is just a trade off, which may work now, but eventually, will not work.
- 15 stop open burning
- 16 Provide more reliable, easier to use, economically beneficial public transportation
- 17 Improve the availability of public transportation.
- 18 Promote public transportation.
- 19 Really regulate the removal of trees and the burning of slash.
- 20 -stop population growth -improve public transit -make housing denser, stop urban sprawl -make towns more pedestrian and bicycle friendly -locate shops in town instead of shopping malls
21. The simple, most effective, least cost way to reduce greenhouse gas and increase air quality is to ban all open burning!!!
22. encourage local farming, urban farming and spin farming and support local farmers to reduce transportation and importation of food products to the island. Support small business and cottage industry to reduce transport and import of goods to the island.
23. nothing
24. Take strong action against heavily polluting vehicles.
25. better transit
26. Make Nanaimo a walking city: extend seawall, create other walkways/bikeways and invite community input to make these areas beautiful and inviting (e.g. skytrain pathway in greater Vancouver)
27. Collect, rather than burn off, the methane coming from the RDN water treatment plant on Hammond Bay road.
28. Invasion of wealth, and large (or exclusive type) developments pose risks for excess and exploitive utilization of resources that belong to all residents. We need to show respect for where we live (it is devastating to see trees that come down immediately anyone new moves here). If people could live in more modest yet efficient homes - excess money seems to do irreparable harm to many areas with loss of trees and wildlife, and excessive consumption of materials.
29. Limit the destruction of trees, forests, etc when allowing any kind of development. At minimum, the RDN should require that EVERY new property that is developed have a set minimum of trees either maintained or replanted.
30. Improve bus services. Enforce speed limits! Advocate for higher taxes on gas guzzling vehicles. BAN residential wood burning. Particularly yard burning, obsolete non-conforming woodstoves and wood burning boilers. If RDN collected garden waste we would curb some yard burning.

31. encouraging people to do things at home... simple things like hanging laundry to dry, doing the things on the list above. also ensuring the industries in RDN are low emission producers too
32. nothing
33. Electric Cars, Solor power, and Wind Power generation. We have had it up to here with large corporations dictating to us what we want, or what we need.
34. get unsafe, under or non maintained vehicles off the road.
35. Improve public transport including decreasing the fares.
36. nothing that cost money
37. improve transit, some routes in Nanaimo have increased but those only service international students for example see the Number 2 route which changes dramatically after June 30 and which only connects to another hub to get across town during early morning "going to school" hours.
38. Improve bikeways and trails through the city to encourage bicycle commuting
39. Promote public transit. Use vehicles such as Prius for RDN vehicles whenever possible. Maintain as much forest as possible in the RDN. Promote community gardening for people who don't own houses.
40. education
41. 1. Encourage 'dense' community development, to reduce travel and retain forsts. 2. Sustain forests in the RDN, by limiting destruction for development and insisting on tree planting to replace any that are harvested
42. Growing food in our local area(urban and rural). Cutting down on Food miles will curb greenhouse gases enourmously
43. The more a public transit system is convenient and affordable, the more people will use it.
44. Implement some basics. Turn off vehicle engines when standing or unattended. Provide incentives to encourage community members to change wasteful behaviors. Make it easier for the homeowner to dispose of wastes like building materials, run smaller buses when appropriate
45. Electric trucks,plant more trees,
46. Canada produces less than 2% of the world's greenhouse gas emissions so I think we should be encouraging countries likes India and China to clean up their act (and also Alberta). I personally have not bought anything made in China for over two years (though that has more to do with their human rights records)
47. Help all of us keep learning about ways we can all make a difference.
48. Taking more recyclables. Comox/Courtenay takes in everything. Offering composting services to apartment buildings and Recycling to businesses in town. Curbside composting should be mandatory. Publi transit services are going backwards in this town. We had better bus service 5 yrs ago.
49. Stop trucking garbage Get into energy from garbage business Champion switch to electric mowers champion changes in packaging - promote recylcablealternatives to styrofoam

50. Encourage a tax rebate for taxpayers that can prove that they have reduced greenhouse gas emissions in the past year
51. Not sure what is available to be done.
52. *introduce fines for people watering their lawns and washing their cars during non-consumption hours. *encourage people to use ecoscaping (drought friendly grasses) and/or encourage families to use thier yards to grow food. *encourage drivers to leave their cars at home and provide opportunities for family fun in every neighbourhood. *give "neighbourhood challenges" have neighbourhoods compete to reduce their emmissions with a prize for the comunity ... such as a park or a block party.
53. Energy audit, then reduce energy use through better design, higher efficiency, insulation, switching off, etc
54. Continue using energy-efficient cars/trucks.
55. Ban drive through windows. Cars sit and idle and polute. People can walk intot he store to get a coffee, after all the exercise would do them good.
inc. affordable public transportation. ch. garbage patterns: ie sep. wet garbage . metal .cardboard etc. Plant more trees. Encourage parents to stop driving their kids to school, the pile up of cars around schools is depressing. Encourage more walking, bike riding etc. Impress on the citizens to look at their lifestyle, we are all part of the solution.
56. A much faster and more frequent transit system while keeping in mind an affordable fare - not like Vancouver. To really get people out of their cars transit, ideally should be free. There will always be people who because of lack of mobility will always need cars.
57. drive fuel-efficient vehicles; avoid usage of leaf blowers, etc. with high emissions. It is okay to have leaves on the ground or have longer grass in some areas. We need to encourage the use of the clothesline again.
58. Better recycling programs, support or subsidize solar panels in homes, encourage development or re-development of condo or strata projects, Harness wind energy,
59. use smaller buses during non-peak hours more bike lanes close lights at night in city buildings
60. We can focus on land conversation and planting -trees, and provide incentives for people to go green. Transit needs to be advertised/promoted not only as responsible, but as fun and appealing. Currently driving is the more glamorous option. Also, vegetarianism can be promoted through the local newspapers as both healthy and environmentally friendly.
61. improve transit
62. Use electric or hybrid vehicles.
63. Waive parking fees for electric cars.
64. Prevent urban sprawl by restricting development in greenfield areas. I think there are far too many zoning variances granted to developers. When I hear about projects like Cable Bay I think, why should I try to conserve energy when others are doing the exact opposite with the active involvement of our municipal leaders?
65. Cycling and public transit
66. educate not regulate
67. Expand the organic waste recycling program, promote electric vehicles (for RDN & general pop.)

69. Get Green Follow up lights on intersections Plant lots of trees along roads and shoppingmalls /parkinglots
70. ?
71. green and vastly improve public transit system maintain and protect all parks, trails, green corridors, etc. = do not CUT TREES and dig through colliery dam park; follow roadways for connection route encourage businesses and residents to go solar, reduce waste, increase energy efficiency through rebates or...
72. Protect pockets of urban forest as city parks especially for kids to enjoy. Continue with 0 waste goal.
73. Improve the bus system. Support the railway. Make bike lanes and make cycling safer. Pressure Harmac to clean up or shut down. Take away Harmac's water supply.
74. Improve public transit.
75. Purchase enviromental emission friendly fuel efficient vehicles,especially commercial vehicles for dump and refuse applications (ie.Volvo trucks,Autocar trucks and GMC trucks,all are far advanced in these areas compared to thier competitors) and machinery. Put in new rules that would maintain a far greater proportion of vegetation cover/park land and require above ground drainage in all developments from this point forward. Expand the natural vegetation strip along all of the major roads in the RDN. As well, put in
76. upgraded energy and water efficiency requirements on all new development/construction in the area. eg upgraded insulation requirements upgraded window energy efficiency requirements upgrade furnace efficiency requirements and encourage the use of heat pumps and hot water on demand water tanks require low water use toilets in new construction and water barrel catchment off of all new roofs etc Provide trails so residents can walk or bike to their destinations.
77. plant more trees all forest land on Vancouver Island should be designated as forest land zones and only taken out of the zone when population demands it. Reinstate the Forest Practice Code
78. Link garbage dump flare to gas line. Fix this web site.
79. stop urban sprawl and have higher density housing closer to shops and town, keep our green spaces and forests. Stop drive thru windows at fast food places.Large lot filling houses leave no room for trees.
80. take a strong stand against any further attempts of Hydro to build a cogen plant on the Island, invest in more community transit, seek to preserve and protect lands adjoining Linley Valley as well as other choice pockets of green space,pressure provincial and federal levels of govt to set concrete goals,enlarge recycling programs.
81. Contain urban sprawl, focus on higher-density, mixed use developments and infill. Address regional transportation strategies including transit. Consider new developments only if they conform to LEED-ND.
82. provide some sort of a bus system for the Cedar by the Sea area - most of us drive - because there is no system for retired people to reach the city. The bus over goes to about 8 kms away - mainly to provide transport to the Harmac plant.
83. Invest in systems to incinerate all existing and future land fill material that can not be recycled. Use the heat from this system to turn turbines to power the requirements of the landfills and sell all surplus power back to the grid. Surplus power and monies generated would then be available as tax refunds to the residents.
84. Gradually phase in hybrid or, ideally, entirely electric buses for public transit. The 5% bio-diesel requirement is insufficient. Bio-diesel is not an appropriate alternative to conventional fossil fuel.
85. GET BETTER PUBLIC TRANSPORTATION. THE BUSES RUN TOO INFREQUENTLY AND IT CAN TAKE AN HOUR TO GET TO THE NORTH END FROM DOWNTOWN WHICH IS FAR TOO LONG.

86. BAN OPEN BURNING. Invariably dont wait for the material to dry. Water doesnt burn. It degrades the combustion producing tons of smoke. And these "particulates" are not solid. They are microscopic droplets of tar that are just about the most toxic air pollutant on the planet. BAN OPEN BURNING. PEOPLE ARE READY TO CHANGE THEIR BEHAVIOUR, GIVEN THE FACTS. CHEERS. DB
87. We should eliminate the use of wood heat. It is penetrating especially when working in my garden. Very few people maintain their chimneys and many wood stoves do not comply to regional laws.
88. permit and inspect and set standards and bi-laws for all residential burning.
89. investing in a passanger service along the existing E&N railway to better serve commuters would be a start. With park and ride parking available as serving spread out rural areas with buses is difficult to do. Or central express buses along Hwy 19 with park and ride along the highway at key stops.
90. More public transportation to outlying areas of the RDN, integrated with programs and interests of teenagers. KEEP NEIGHBORHOOD SCHOOLS! Less bussing and driving of kids curbs greenhouse gas emissions.
91. Improve transit and bicycle paths
92. Stop building strip malls and big box retail outlets where people need to drive to shop/bank etc. Small village centres within existing and new developments must become the model for community living. The public is ready to support these sorts of major changes but governments must take the lead in redesigning our communities. It would be a win-win situation because emissions would be greatly reduced and people would have an enhanced quality of life once they realized the benefits of not needing to drive everywhere. Do not build more roads or widen them; put that money into infrastructure that promotes local living (walking, biking, transit, village-based ammenities). Improve what we already have and build for biking and walking. Improve transit!!!
93. Fund research to determine primary sources, weight results and subsequently propose viable options, some of which might support the introduction of new "by-laws" (and/or human capital to implement/support). Consider introducing a greenhouse gas "fine", for example.
94. Work toward higher density rather than sprawl, since transportation is one of the biggest contributors to GHG
95. Review existing public transit routes. Reduce urban sprawl. Preserve existing green spaces.
96. Individual action can help curb greenhouse gas emissions, however if you are attempting to understand to what extent the individual is prepared participate in helping to curb greenhouse gas emissions these questions are far too elementary! The automobile remains the number one mode of transportation used in the RDN. The historic design of RDN municipalities have created the situation where the majority of people are dependent on their vehicle to access services. The RDN has supported the provincial government hand-out of \$11 million to expand the Nanaimo airport, yet demonstrates no urgency in developing a transportation strategy that would lessen our dependency on the automobile.
97. more accessibility to bus routes with better shelters promoting transit customers.
98. Support a high-speed frequent-service commuter rail line from Courtenay to Victoria. Encourage use of electric lawn mowers. Discourage use of gas lawn mowers, as well as recreational dirt bikes, quads, airplanes, and other gas-powered recreational vehicles.
99. Expand at a slower rate and pace. Also, the city seems very spralled out to me.

100. Expand bike trails into newly developed housing, increase park within individual developments. Look at using the current rail system to move between towns/cities on the island (commuter services) with a better schedule! Incentives for more energy efficient housing and commercial bldgs. Allow developments with green roofs, passive solar panels, wind turbines, low-e glass, heat pumps on all new construction.
101. Stop cutting down trees and stop issuing more housing permits for developments. Keep our green spaces.
102. Phase out old vehicles and crack down on speeders. Get more utility out of the train that goes through Nanaimo, specifically the Victoria/Nanaimo run. More stores in the downtown core, so downtown residents don't have to drive to shopping centres. Fine large vehicles, business trucks, City vehicles, and RCMP cars that idle for longer than 5 minutes.
103. since car travel is a major contributor, major efforts are required to create a region that is not dependent on car travel. This goal will become more important and perhaps more feasible with rising fuel costs and an aging population.
104. city vehicles/RCMP should not be idling, idling for any veh should be limited to a few minutes or fines levied, promote geothermo projects with tax incentives and quick approvals
105. Better public transportation, for example: - a place for bikes!!!! on the road. - more buses - use existing railways lines more
106. Cars will continue to produce greenhouse gas emissions but most of us drive cars with emission controls that burn clean gas. Most of us cannot do without our cars even with a transit system in place. Why, for instance, does Nanaimo Transit NOT take people down to the ferry at Duke Point? Surely that would help toward there being fewer cars on the road going in that direction! Officials talk a lot but don't do much!
107. create more walking and cycling paths, promote alternatives to driving cars etc. Establish the railway as an alternative transportation mode
108. Providing an efficient bus service. During off-peak times the buses seem to have very few passengers - if any. Perhaps use mini buses during these hours.
109. Think Rapid Transit for Rural Area's include provision for carrying Bicycles with paths to get to the tracks??
110. Offer free transit- at least on selected routes
111. Provide recycling for multi-family developments. Amend building code to require "green" buildings. Provide better transit service.
112. Keep encouraging the public to recycle, drive more fuel efficient vehicles and set the example with your own staff. Lead the way!
113. Curb Urban sprawl, preserve our dwindling farmland and rural areas, densify the cities, mandate green options for new or reno construction, increase water rates on a sliding scale to promote conservation, give farmers & rural owners a tax break to keep it rural, support the E&N Railway
114. protect public transit encourage improvement of rail for cargo and tourism (E & N as well as regional excursion train Pksvle/Pt alberni initiative) lobby Hydro encouraging 2 way metered use with incentives to users for alternate generation into the grid at peak generation
115. Improve public transit. Ensure that developments such as Fairwinds, or Rivers Edge, have services included in their development, so folks do not drive so much
116. at night, shut most of store lights off instead of keeping most/some on.

117. Ban wood burning restrict industry ie. Harmac
118. Focus on alternative transportation development we live in a flat and warm climate so much more could be done to promote this
senior scooters need travel facilities too as do tourists
119. improve public transport use smaller buses on low user routes
120. Encourage more walking and cycling with safe trails and bike lanes. more land in the air used for local food production.
Phase in the use of hybrid vehicle technology for the RDN's vehicle fleet (i.e. gasoline-electric, hydrogen-electric, fully electric) as the technologies evolve and become more widely available, practical, and cost effective. (I'm still not sold on bio-diesel as its production creates an enormous amount of greenhouse gas emissions, whereas much of B.C.'s electricity is generated through hydroelectric dams - a green source of power.)
121. Continue to promote commercial business growth within regional town centres (i.e. professional offices, small retail outlets) to provide more local services and employment to area citizens, negating the need to drive to larger urban centres. Discourage heavy industry from developing within RDN boundaries by limiting appropriate development permit areas and by keeping development costs high for such greenhouse gas emitting businesses.
122. Control large trucks that are used for home use. they are to pay a price on top of the gas.
123. Investigate electrical or other energy efficient municipal vehicles incl. buses. Set an example in this area.
124. Promote local food production; promote local mass transportation; promote water conservation; promote planning to increase density with local services; incentives to drive less (differential licensing etc).
125. We could all put our garbage and recycling out on the same side of the street so the "zero waste" trucks do not have to drive so far.
126. Stop or at least, control urban sprawl
Better transit. Increase biking and walking access along the waterfront for commuters. Construct/renovate bike lanes that clearly indicate space allocations for cars and bikes. Nanaimo is a very unfriendly biking town! For people to get on their bikes, they need to feel as safe as they do in their vehicle! Encouraging cycling also increases healthy lifestyles which reduces disease and other health problems. Have the road blocks to a healthier, bike-friendly Nanaimo not been identified? I'd like to know what is stopping the development of a really great bike system in Nanaimo. Promote spending \$ on items that are constructed of regional materials, and made by regional people! Assist the public in learning what is locally grown/produced in our area. Support businesses that make an effort to conserve resources - help them advertise it? Densification of housing/retail space - I notice this is happening in some places and applaud the efforts.
127. Have a "bike to work" week. Put a PR campaign together encouraging people to walk or bike to work.
128. green development and retrofitting of existing buildings
129. Everything they can!
130. protect our remaining trees! cutting them down results in pollution from machinery (chainsaws, bulldozers, etc.) and trees help keep the air clean. also, government should loudly condemn ethanol for fuel because producing it causes a lot of pollution (and food shortages, but that's not what this question is about, is it).
- 131.

132. Put serious thought toward affordable & efficient rail service.
133. Stop the burning of wood for heating purposes (wood burning stoves, etc.). That is a pollution issue. They should at least be told not too burn on days of inversions, stagnant air days, etc. It is a significant problem in Nanaimo as you can cut the air with a knife on some nights.
134. Energy efficient vehicles should replace gas guzzlers now in use by staff. Busses should be energy efficient. Synthetic oil used in vehicles instead of the old oil.
135. Stop burning, institute yard waste pickups once in the fall once in the spring. stop clearcutting areas for development. leave green spaces for the wildlife. leave the trees as much as possible.
136. Improve public transit & strongly discourage sprawl (and thus make public transit more economical)
137. Integrated transit policy, Green Building Codes, and working with industry to change.
138. Improve public transportation. Encourage higher density in home construction. Provide farmers with water and ability to grow more food. Improve infrastructure for delivery of quality water & sustainability
139. Improve public transportation. Encourage higher density in home construction. Provide farmers with water and ability to grow more food. Improve infrastructure for delivery of quality water & sustainability
140. Stop allowing "developers" to hack down every tree in sight when building new houses, businesses, etc. No more "clear cutting" for new neighbourhoods. North Nanaimo is a disgusting suburban wasteland of tiny lots and razed earth. I can't believe that was allowed to happen.
141. -work with Island Corridor Foundation to encourage development of a inter-community rail transport system (park & ride) -don't burn yard waste -prohibit burning of construction wastes by contractors -limit activities that require petroleum based transport - develop/improve walking/riding trail system between community centres -encourage local food production at all scales (backyard to truck garden) -encourage local farmer's markets
142. Ensure all development occurs within current community boundaries - that is no further expansion of community boundaries (in fact maybe we should consider reducing community size; increased density; requiring every development to commit minimum 10% of the development to undeveloped greenspace & min. 10% developed park space; plant fast-growing alder or maple on every abandoned or non-developed property; improve public transit w/ fuel efficient vehicles; investigate all illegal dumping and impose heavy fines; encourage all communities to repair leaking water lines
143. Set an example by enacting an "idle-free" policy for all municipal workers, and encourage the public to do the same. Set an example by enacting a policy of "green building" standards, and awarding others who do the same. Find a way to actually measure what RDN does in limiting green house gas emissions.
144. get rid of unused transit system
145. Encourage green buildings. discourage the building of other types of structures.
146. Vastly increase public transport options for the whole district: extended bus routes, more rides per day. Promoting higher density living and limiting sprawl of new developments.
147. More biking paths
148. Expand public transit - bus schedules to restrictive for people to effectively use

149. Offer more road friendly ways of getting around. Bike paths, walking or running routes
150. Keep with the bio diesel buses. Encourage composting and green buildings.
151. Provide more efficient transit, other than diesel buses running empty up and down the highway. Encourage new energy sources, such as wind and tidal.
152. Support Island Rail Corridor Moratorium on subdividing in RDN Petition Provincial Government to place Duke Point In Cedar.(Area A ?)
153. make public transit more convenient.
154. Switch to more fuel efficient cars when vehicles are replaced
155. give tax reductions for solar power
156. provide limited public transportation in rural areas partner with the E&N to create commuter train service help rural "village nodes" develop so that "essentials" are closer to home
157. Quit running large buses with 3 or 4 people on them and use smaller vans on routes that require less capacity. Have an office in the outer areas like there used to be so that people do not have to drive to Nanaimo when they need to visit the RDN office like to drop off a building permit application and the numerous other forms that need to be filled out now.
158. Look into making green building code, etc for the area, also making public transit more publicly available not just primarily in the Nanaimo city area. Including the intercity connector!
Quit rubber stamping development proposals which lead to increased vehicle emissions and population dispersal. Support more local growing of food to both decrease transport costs, employ local labour. Set a good example. Use electric vehicles where possible, use SMART cars for most personal travel, cut gas subsidies to employees which may encourage excess travel.
159. It should densify existing areas and prevent municipalities from allowing sprawling single family housing, big box stores, etc. Better waste management, use of low carbon, low fossil fuel energy production technologies. Green building codes and standards.
Improved transit service.
160. All RDN vehicles should use hybrid or similar fuel efficient engines. RDN buses changed to natural gas/propane. Encourage more recycling by increasing items that can be picked up in blue boxes.
161. Provide a daily newspaper and coffee on the bus commuter runs in the morning to encourage people to change their habits. Charge \$1 for the extra service. Provide this service at a couple of the initial stops.
162. Continue to improve public transit options and provide incentives for people to reduce their own greenhouse gas contributions
163. Have trucks checked on Jingle Pot Rd. The number of trucks are increasing due to new construction.
164. Landfill gas capture. Municipal composting. Better subsidies for mass transit.
165. Run municipal vehicles on eco-friendly fuels. Publish municipality carbon footprint figures, current, target and progress.
166. Improve public transit and bike/walking paths.
167. keep city growth within its' boundaries. encourage more inner development.
- 168.

169. 1. Force the development of communities to include services and businesses within walking distance or short driving distances of residential 2. Commit to transit routes for the long term - don't change the routing every year. 3. STOP building big box stores in Nanaimo - Parksville and Qualicum Beach have done it. 4. Encourage the planting of more native trees and vegetation - monitor land usage and require explanations as why every square foot of "bare" land is not reforested. 5. Require that all roads be made pedestrian and bicycle friendly and safe. Existing roads to be upgraded with sidewalks or equivalent on at least one side.
170. Improve public transit.
171. The RDN will not be able to curb GHG emissions unless it stops the growth in the area. Recently, a group of over 80 British MPs, members of an All-Party Parliamentary Climate Change Group, concluded that although government policies in Britain were lowering carbon emissions, more and more industrial plants, cars on the road, etc. resulting from economic growth were swamping the reductions. The group called for the abandonment of the two hundred year old, business-as-usual pursuit of economic growth. Only until we recognize that we can't have infinite economic growth on a planet with finite resources and move to stop the insanity will we have any success in this area.
172. Offer more public transportation
173. Find ways to transport children to sports events - the majority of driving done by our family and most other people we know.
174. 1. The basic growth model is wrong. Rural or urban sprawl is the same, it increases the use of vehicle for recreation, shopping, schools, services, etc. The region should go to a number of housing modules with local services provided within walking distance. The growth model needs to be changed by enacting development by-laws based on a sound plan.
175. Legislate LEEDs requirements for all new developments, provide retrofit assistance - esp to low-income folks, demand developers reflect the community's interest - and not just drop new developments inappropriately into an area. Stop airport expansion until flight paths are designated, plans are balanced for social and environmental requirements - and the aquifer is protected. Re-establish the urban containment boundary.
176. Shift taxes to public transportation, consider adding a motor-vehicle tax to pay for this (as do Victoria and Vancouver), promote nodes, cycling paths (at least provide signs so that one can find one's way from Nanaimo's cycling paths to the regions), consider sponsoring the non-profit car share co-op, make it more difficult to build on the perimeter of Nanaimo and the other communities, subsidise low-flow water devices, push for allowing filtered gray water to be used for flushing, put up the cost of drinking water.
177. Develop the rail services in a big way. Traffic between Courtenay and Nanaimo is increasing dramatically, particularly during rush hours. This means many are commuting to work from long distances.
178. Climate change is caused by factors other than greenhouse gas emissions. The RDN should become more aware of the direct causes of Regional climatic change and move toward some effective solutions
179. transit
180. Everything the RDN can possibly do. Starting with little things like "no idling" of RDN vehicles.
181. No Sunday driving with the exception of essential services.
182. Although too costly, I would like to see the Vehicle Testing Stations back on Vancouver Island to take vehicles that exude pollution off the road.
183. Public transport, particularly light rail. We already have rail, let's use it. I would much prefer to use light rail than a slow bus.

184. Promote the 100 mile diet to the public, send out a publication listing local food sources and resources. Use only hybrid or fuel efficient vehicles for RDN work. Run a promotion for public transit, give a year pass as a prize. Offer a tax break to residents who provide proof of environmentally friendly upgrades to their homes.
185. Help families reduce their emissions (education, incentives) and ensure all public buildings are as efficient and environmentally friendly as possible
186. Encourage the use of fuel efficient heat pumps and double glazing by adding a financial incentive programme by tax reduction. The Federal and Provincial governments recently withdrew these incentives that were available through BCHydro.
187. Improve the bus service on all routes.
188. help support nonfuel burning use all around the city to promote good example and save our planet and children
189. Acknowledge that the land base has limits to human impacts. Encourage & incentives to rural population to grow their own food.
190. AirCare testing of vehicles, including transport vehicles No charge on ferry (Gabriola) for foot passengers and bicycle riders
191. Provide a bus service. Maintain the road networks - impact on vehicle performance - and we are paying taxes - I know us neighbours fill in the pot holes not the RDN. Follow provincial and federal protocols. Provide financial incentives on some level. Continue with recycling services - provide us bags and buckets - I had to bring my own to the table.
192. encourage higher density development in nodes
193. establish full, reliable and accessible railway service to Vancouver Island -- upgrade existing service so it is truly available (as a start, add a second car and restore Nanaimo's missing station); set up a working public transit system accessible to all. Older and disabled people, and many others, cannot handle the long waiting period between buses, or the long walks between bus stops. It is nearly impossible to use the system, which probably explains why it is not used very much!
194. Regional districts need to protect the environment within their sphere of influence; water sheds, forests, wild habitats and agricultural land reserve. There is also an important role to play in convincing provincial and federal governments not only of the local ground swell of environmental importance, but also of "senior" governments responsibilities in this area. There are many factors which can only be changed at such levels.
195. good effective public transit, real nodal development, protect all indigenous trees and wetlands still standing and that includes all those on private lands - they are not only the lungs of the region, they also effect our water supply; stop growth - we need a sustainability strategy and that means no more growth at least until we figure out what is going on; work collaboratively with other groups and governments to get the provincial to reverse their decision re: FRL and if they are going to persist with this legislation, then look after the public good by insisting that the former forest companies who got so much from the taxpayer over the century ... give all the wetlands and watersheds to the local communities and any properties required for the provision of wildlife corridors, protection of threaten ecosystems, protection of wildlife habitat ... etc etc ... and until an up dated and thorough SEA is done on the whole region, no more new building - on private or public lands. GHG do not exist in isolation of all of the above.
196. 1. Insist that Works Dept. staff make an effort to reduce use of vehicles. 2. To invest in energy efficient vehicles for District use. 3. To legislate limiting the burning of wood and fossil fuels in the area.
197. support use of rail for cargo rather than cars, particularly for wood products support use of rail, in future as area grows, for passengers to commute Nanaimo-Victoria
198. As part of the Transit System, add a parcel delivery service that makes it practical for an individual to take transit to 'town'. acquire their purchases and then have those purchases shipped to their home so that they are not trying to carry packages on transit. One

reason why people over use cars is that they need to carry their stuff!

199. The actions the taken to inventory GHG emissions is a great first step as is the development of Corporate and Community GHG and Energy Conservations Plans. The ultimate effectiveness of these plans will depend on achieving a sustainable region - one that is balance with the ability of the region's and broader ecosystems to safely assimilate our GHGs and other wastes.
200. Build denser communities with the target of having more services within walking distances of more people.
201. Promote compact neighbourhoods in every way possible, supporting the densities needed for local commercial and transit; develop region-specific amendments to the building code to require more energy efficient buildings; and make the hard political choices that will produce these results.
202. Provide very efficient transit. At present we have no bus service closer than a five km walk. Even a service that ran three times a day to link up with the Parksville bus would allow us to leave cars at home.
203. better public transit-Why does the #2 from downtown never arrive at the ferry terminal early enough?
204. Global warming is a natural process that has happened in the past and will continue with a minimum impact by trying to control greenhouse gas emmissions. It is proven through tree ring studies that Greenland was ice free in 1421.
205. Minimise sprawl and the consequential reliance on cars; replace larger buses with small neighbourhood buses that run more frequently to service centers
206. Keep significant-sized green zones of Wild Trees interspersed with developed areas to provide for Natural Air Conditioning in our cities.
207. purchasing low emission vehicles, implement green building codes, Incentives for alternative energy (solar, wind, solar/compressed air) for homes and businesses.
208. More public transit
209. A policy coordinated with other jurisdictions
210. Stop developing car dependent communities and discourage car dependent lifestyles.
211. -whatever they can possibly do to promote public transportation, (including rail traffic) bike paths,etc in the Nanaimo area and on Vancouver Island in general. The transit bus system in Nanaimo is way behind the times and has been for quite some time. We need more buses running, more routes and buses running more often.I'm sure more people would use the bus system if the above changes were made. - support of the Rail Corridor Foundation - help more trains running at least 4 times a day all the way up island and across to the West Coast....At least for a starter, more trains running on the current track. so many more local people would use the trains if they could actually get to work/shopping, etc & get home in a timely fashion (can't even do it at all with the way things are now). We would also see an increase in tourists using the rail system as well if it operated more often. A train route running to the Saanich are (ferries there) without passing through Victoria would be a great saving in energy. Fo
212. Build a sea wall that links the current one to Departure Bay Beach to encourage bicycle traffic between downtown and Stephenson Pt and beyond.
213. stop growth, reduce motor traffic,increase local food production, community gardens, school gardens,value eco systems,any development needs to be at least leeds gold,any large development must have its own closed loop enery and water system,city bike pool,increase paths,reduce road widths,avoid traffic lights use traffic circles,strife for zero waste,No sprawl, support electric car initiatives, protect green zone, complete liveable area within walking distance,stop provincial gov. support of Brookfield and their sell

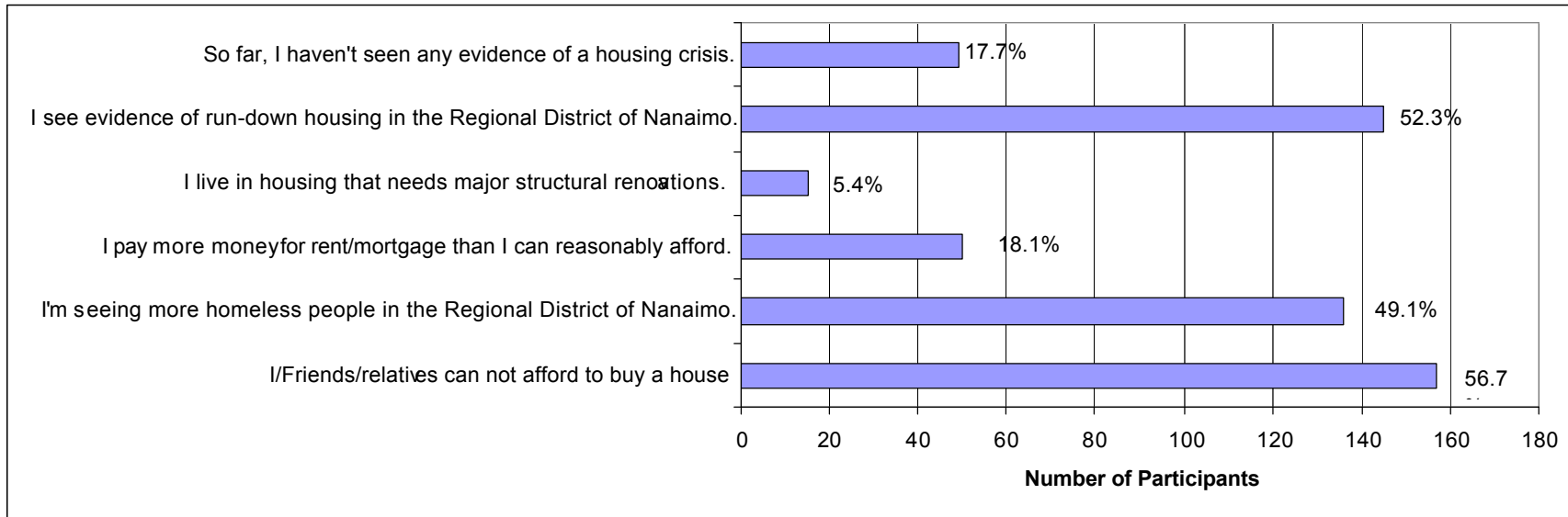
- off of forest lands, understand sustainability and have a clear definition.
214. Any money gathered should go entirely into environmental fund rather than general revenue, where it would be used for other projects.
215. Better design of urban spaces to reduce dependence on vehicles
216. not sure
217. encourage small-scale green energy production such as micro hydro, stay with 2-week garbage pickup, incentives for regional markets like at Shady Mile, tax breaks for green building practices and homes up to current insulation and heating standards, do we need so many street lights?
218. Continue to improve public transit convenience Adopt zoning policies that reduce vehicle use Set a good example by adopting practices which affect ghg production
219. Ensure that development of Nanaimo allows for people to live near where they work and shop. Improve city transit.
220. Is it possible for the RDN to look at industries in the area? There must be a lot of emissions that can be cut down there. It would be interesting at least to find out how much they produce versus individuals in their day to day activities. It may encourage us to ask for more stringent guidelines from the politicians.
221. Support the enforcement of speed limits on roads and highways in the RDN. Also support the program to reduce idling vehicle emissions.
222. Expand the Busing system to areas outside of the UCB locations so people can avoid using vehicles to go back and forth to town. Regular busing to the Rural areas so they are linked to the village centers will be one of the most significant ways to reduce greenhouse gas. One only needs to look at the number of vehicles at peak hours all going in the same direction to get an indication of the benefit of having all those people in a bus vs cars/trucks. Every time I have gone to a busing open house I have been told we will not consider busing outside of the core, and yet this is not logical based on the fact that the majority of greenhouse gas is caused by vehicles (all going in the same direction at the same time) travelling long distances to and from work or villages centers. I live in Dashwood (the forgotten community) and see the bus stop at the Little Qual river (usually stopped due to scheduling) and see hundreds of parents driving their children and older people who can not get to town. Expand busing!!!!!!!!!!!!!!
223. Change vehicle fuel and purchase fuel efficient vehicles
224. A transit system that services students, high school and college, tourists from cruise ships, etc. that incorporates buses, foot passenger ferry to Van., and train to Victoria and Campbell River
225. provide strong visible leadership guided by challenging goals in a climate of inclusion
226. not sure
227. Quite frankly, other than the proper management of solid waste disposal and encouragement of better transit, I don't see what the RDN can do.
228. Focus on concentrating development in urban centres to reduce transportation needs, centre development around transportation corridor, continue waste management efforts: organic waste, gas recapture, recycling; work towards integrated transit/rail/cycling corridor.
229. Planning for development that keeps people close to their jobs and required services (or transit access to same). But also addressing

- the reasons why people choose to move to the suburbs and commute. Do they move to save money, get away from the noise/smells of urban living, have greater freedom to create their own noise/smells, increase their privacy or the amount of space they have for storage/family/animals/outdoor pursuits?? Perhaps bylaws and building codes can be used to make urban living more desirable. Sound-proofing, air filtering/ventilation, natural green space, co-op gardens... And, in general, support/encourage all initiatives that will create a net reduction in emissions (far too many ideas available from endless sources to start listing here). This applies to the RDN's own operations as well as people/businesses/organizations in the area.
230. 1) Strengthen policies that encourages service providers to improve communication infrastructure. Good communication systems will reduce the use of automobiles.
Be sure all RDN facilities and vehicles operate as efficiently as possible. Cut back on the number of vehicles the RDN uses. Cut back on lawn mowing & 'shrub maintenance' of sites RDN maintains and require that by its contractors. Gas mowers and various yard equipment could be more efficient and air friendly-perhaps by offering the public info/workshops on how to fix/rebuild/update their 'small motors' the individual homeowners will benefit. On the same topic, businesse(landscapers) should be required to operate their equipment in an energy/air friendly manner. Use native plants for landscaping as much as possible and encourage xeriscaping by all residents, especially institutional, to reduce water consumption and maintenance by gas powered equipment.
231. Find a way to divert residential compost to appropriate facilities. Apartments are not subject to this like restaurants, which for their population density makes no sense.
232. Turn off lights, computers at night and support ultranate enrgy sources. Do not support street lighting initiatives in the countryside.
233. encourage recycling and energy effcient programs
234. Continue to lead the way in recycling waist and composting of plant materials and garbage.
235. Improve public trasnportation. Have Qualicum Beach install parking meters. Improve rail service.
236. hold back on this rampant growth we are experiencing as it is nowhere near sustainable, we must be more realistic in this matter.
237. public information, take care of its own operations first, a Provincial Initiative leave it to them
238. Allow clotheslines in subdivisions. Have RDN staff carpool not send 3 different people each in a vehicle for inspections.
239. - plan neighbourhoods more effectively, to allow people to have basic resources, (food and services) within walking distance - no gas stations in residential areas, these belong on highways and should be limited in number - lower taxes on land that remains treed or where food is grown - restrictions on use of power tools, especially lawn mowers - tax lawns - lower taxes on energy efficient buildings - focus on bike and pedestrian friendly roads and trails
240. Use the same practices the rest of us use - ie. reduce light, heat, water, and fuel usage to what is necessary.
241. Provide better transit and promote it. Provide incentives for people to switch to low energy light bulbs, instant water heating at the tap etc. Provide pick-up of yard waste so that it is not burned and ban outdoor burning altogether.
242. I am one of the people in Area A who has tried for the last couple of years to bring meaningful public discussion to the issue of airport expansion in our region. One would think that implications of such a decision would be of concern to the RDN in their efforts to curb green house gas emissions and for the future sustainability of the area. The whole process has left me completely disillusioned and the sincerity of the RDN's efforts, including this questionnaire, suspect. The RDN (with the excepton of some staff) has ignored the
- 243.

the very real concerns of the community who will be negatively affected by expansion, while supporting the efforts of the NAC. (all the while claiming no jurisdiction) When Mr Stanhope actually chaired one of the NAC sham public meetings, many lost all respect for the 'system'. Removing 250 logging trucks of trees to expand an airport on prime ALR, over an aquifer, adjacent to wetlands, is foolish at best, but as fuel prices rise, oil reserves are depleted, and our planet melts, it's frustrating to watch as we sink millions of taxpayers dollars into an already doomed, yet heavily subsidized industry. Business interests and the unsubstantiated claims of future prosperity are being allowed to outweigh common sense. A safe, reliable 'regional' airport may still be required, but expansion for bigger jets is going in completely the wrong direction. We need readily available alternative public transportation for tourists and the residents of our fast growing population, in order to reduce drastically the number of cars on the road. (public transportation that could also connect us the 4 much larger airports in the immediate vicinity Comox, Victoria, Vancouver and Abbotsford.) I attended the RGS review workshop in Nanaimo (where btw, food security, clean water and transportation were among the biggest issues of concern) it was noted by the facilitator that the best ideas come from communicating with each other and allowing all different experiences and skills to determine solutions. Yet, concerned and involved citizens, have been ignored and dismissed as naysayers, nimbys and troublemakers for even questioning airport expansion and now you're asking me what "i think the RDN should do in the effort to curb greenhouse gas emissions"? Supporting meaningful and fair public process, with respect for those who take the time to be involved, would be a good start . also recognise the importance of 'new' carbon and change laws to prevent the removal of trees and forests

244. Everyone on all levels have to be conscious of use. i.e. carpooling when everyone is going to the same place even in government.

Question #8: Affordable housing is fast becoming a challenge in the Regional District of Nanaimo. More so than almost any other jurisdiction in the province, people in this area are paying more than 30% of their income on housing. What evidence do you see of this housing crisis in the Regional District of Nanaimo? (check all that apply)



Other comments by respondents on affordable housing:

Summary of the most frequent responses

Response (total responses 103)	Number of respondents	Percentage of respondents
Cannot afford adequate housing	20	19.4%
Low vacancy / housing crisis	12	11.7%
Lack of social housing	8	7.8%
Work with or leave issue to Province	7	6.8%
Building requirements	6	5.8%
Reduce taxes	5	4.9%
Promote higher densities in village centres	5	4.9%
RDN should have role to provide sufficient housing	5	4.9%
More seniors housing needed	5	4.9%

Response (total responses 103)	Number of respondents	Percentage of respondents
Problem caused by developers	3	2.9%
Leave it to private sector	2	1.9%
Infrastructure contributor to problem	2	1.9%
Communities should be inclusive of all housing needs	2	1.9%

Complete responses

- 1 worker shortages because no-one can move here and support themselves on wages offered by the service industry.
- 2 Affordable housing in a Electoral Area is different from a municipality. Most issues of affordability in the Electoral Areas is Seniors wanting to remain in place and can not afford the taxes and the lack of amenities. It is not homeless people on the street as in Vancouver and Nanaimo.
- 3 I think the Province needs to take a lead role in a housing strategy.
- 4 I am aware of housing problems for students
- 5 I don't see this in Nanoose Bay but it is evident in areas surrounding us.
- 6 Our land price is lower than the provincial average so we should be better off, but with the lowest average income per capit in the province, what does it matter the land cost. Affordability isn't a market issue but a governmental one and we are not doing enough.
- 7 for age reasons we are starting to look for a suitable rental apartment but cannot find anything in the Parksville area
- 8 More condos and apartments being built instead of single family houses. Municipalities promoting density and growth over quality of life. Developers' investing in luxury condos versus affordable housing. The rising cost in real estate whether it be land or a dwelling. A Generalization but to put it simply - what I have seen is the invasion of wealth - that residents from outside the province move here with money gained from destruction of their environments and province and the qualities that they admired, like slower pace of life, trees and beauty, affordable housing they exploit and destroy in a 'grab' to own and profit from the real estate. We originally lived in some harmony here, protecting these qualities and yet they get destroyed by outside influences that have no roots or respect for the land and region. It just seems those same energies that desecrated many natural areas in places like Alberta invades this region only to destroy what we have loved, respected and cared for. Many papers have been written describing the invasion of wealth in coastal regions around the world, where the qualities that sustained the people and environment are upset by a type of greed that invades and exploits the patterns of life of original residents, islanders and natives. For example recently the oak bay marine group buying the ivy green marina and it went from a place of diversity and character and meeting place of all people ... to a marketing campaign for the millionaires to park their yachts ... and how affordable is that place now? How good for the environment and our way of life are millionaires, with their excess life styles? Just an opinion!)
- 9 To some extent, all of the above may be symptoms of the 'crisis'. I'm not sure I agree that it's that much worse than many other areas of the province and, for that matter, many parts of the country. And this is NOT to say that it's not an issue... it is.
- 10 things are expensive but living in the northend reduces my exposure the issues I'm sure the people near downtown see.
- 11

- 12 people must be held responsible for the upkeep of their residences. So long as the gov't assists those who will not act responsibly, the problem will only intensify.
- 13 you removed at least a dozen low income housing units with the new hiway thru cedar and didn't care then.
- 14 I see ore efforts to create affordable housing by burdening single family homwowners by asking them to have secondary suites and now in Nanaimo perhaps secondary builings on corner or large lts. Why not restrict lot size and new house size
- 15 Gabriola Island, where I live is changing since 1999 from a community with all ages to one that has more retirees and absentee landlords. This does not make for a vibrant community.
- 16 I am aware of businesses and services that have difficulty attracting staff, because of the high cost of housing.
- 17 As seniors we would like to be able to downsize our home but find that even if we sell our home, realizing more than \$350,000 we would find it very difficult to buy a decent quality smaller home.
- 18 Co-op housing, low income housing should be mandatory when developers come to the RDN and City. Encourage a second story on top of fast food outlets for apts. which could be rented to people working there.
- 19 We are lucky we own our own house but will our children? I do not know how the young families are going to do it!
- 20 We bought in the 90's so are able to afford our condo-but many single, young families etc are unable to get into the housing market. Very little to rent here as well.
- 21 Real problem on Gabriola Island
- 22 Rent prices are out of control for what you get.
- 23 *I think that it is difficult for young families to afford a new home in nanaimo... however, many of these families are fixing up homes in more difficult neighbourhoods and creating neighbourhood revitalization... so... it is perhaps a positive thing.
- 24 we do have a housing crisis, the st. people need more affordable housing - Vanc. looked at the Portland solution and so should we. NY cleaned up their st. with more affordable housing, so can Nan.
- 25 I own a small house in which I live but because of the exorbitant and ever increasing ferry fares from Gabriola I wonder how much longer I can afford to live here. As a senior I must go to Nanaimo for appointments etc. To move to Nanaimo would be the answer but I could never afford similar housing.
- 26 I am astounded at the sizes of new houses being developed and built. What are people thinking with the high cost of heating them (with energy costs predicted to continue to rise even further)? I firmly believe that all of this "big-house" development will be looked at in a couple of years as silly and wasteful. Are the new homes being built with more green products as well? Laws should be enforced for new homes to incorporate low flush toilets, energy efficient windows, etc.
- 27 house taxes are too high
- 28 Housing is expensive for a lot of young people or families.
- 29 Taxes are high in Nanaimo Cut in labour cost by the munucipality The munucipality should only give side lines and never ever be in business. Leave that to the market!
- 30 Housing and living costs are going up and makes it hard for young families. With no wage increases. Doesn't make sense.
- 31 The regional district's building inspection department is too bureaucratic and making it too costly to build.

- 32 RDN buys the cheap forest land and rezone it for co-operative development, that way the savings goes back to the local people.
- 33 Renters started grow-ops, so no more rentals.
- 34 We all know that the Federal and Provincial governments have cut funds for affordable housing which continues to play havoc with the lives of less affluent Canadians. It is a disgrace. Your role as a Region is to raise this with the senior levels of government in as strong a manner as possible.
- 35 We need more retirement condos for people with reduced pensions.
- 36 Build more trailer parks up the mountain.
- 37 As long as banks are allowed to put people into debt that takes 30% of their income to cover the interest then developers and speculators will be able to sell housing at that price.
- 38 Others in my age group (30s) have secure, well paying full time jobs (\$22/hr) but cannot afford a house or even a townhouse/condo.
- 39 I do not see new rental units being built--only condominiums (namely at the waterfront) and subdivision housing. Visible crime has escalated dramatically over the last 15 years.
- 40 A shortage of affordable rental units.
- 41 Affordable housing means lots of things. We currently rent. We are a 2 parent 2 young kids family and feel that we are just about to get priced out of the market because one of us is home with the kids right now. Yes, it would be nice for us to be able to buy a house, but there are a lot of people out there who need help more than we do. Where are people's priorities? Is buying a home supposed to be a right? I don't think so. Having a roof over your head is a right when that person is asking for help, be they a homeless person, a single parent or low income family, or an aging person.
- 42 in Vancouver they pay 70% of income on housing and only 30% in Nanaimo? What seems to be the problem..you will always have homeless people regardless of availability or cost....just make it easier for them and they will elevate to that level
- 43 I think Nanaimo is ripe for development, especially in the south part of Nanaimo. This would be a good area for the construction of new low-rental housing, co-ops, small affordable stratas, etc. Right now, there are a lot of small old scruffy houses on great big lots with much undeveloped land around them. This could be developed in a very attractive way for affordable residential housing. Why isn't this happening?
- 44 The RDN should do what it can to provide opportunities for affordable housing but we will never solve this problem.
- 45 homelessness is out of control in Canada generally not all reasons are personal finances in relation to housing available Lack of addiction & mental health treatment has declined since Prov dumped Ministry of health responsibilities in favour of "wonder" psychotropic & other pharmaceuticals, using the "mainstreaming philosophy" as an excuse to simply abandon legitimate social needs to the streets. Social services were cut back, case workers became bureaucrats tending data bases, needy persons slipped betw society's competitive cracks and found themselves on the streets of Canadian towns and cities. The City of Nanaimo will need to tackle this problem in cooperation with other levels of Gov't and any other stakeholders who can be mustered to the file. There is outrage in the communities of Canada about this present situation. I am dismayed that we now find social work cases now find themselves dealt with by the police/security services and the courts. Domestic violence on our front pages is the result of Prov & Fed social policies of 30 yrs ago. Good luck with this. Know that you have allies out here....inventive mustering of community will be imperative...City Planners will have to work with local stakeholders: schools, faith groups, NGOs,

professional assoc's....GO FOR IT! Citizen Advisory groups involving youth are effective agencies of social change....find yourself some retired activists....to help with legwork eg: Dr Fraser Mustard report in Toronto: \$1 public funds spent on preschooler saves \$7 public funds on interventions later.

46 families having to live in crammed housing.

47 we def need more low income housing and even lower middle income housing even tho I don;t like townhouse/project looking appts they are a ness in any community of the size of parksville

48 Housing is now two to three times more expensive than just 6 years ago.

49 My partner and I together would struggle to pay a mortgage, interest, taxes and upkeep on a small home in Nanaimo. We are both talented, full-time employees in middle-income jobs. Unless the market changes, we will likely settle in another region where quality of life is not burdened by home ownership.

50 young people can't afford to live here! we're becoming a seniors' dome!

51 There is a need to create new models for Home Ownership as an alternative to rental accommodation for low to moderate income families.

52 There is a need to create new models for Home Ownership as an alternative to rental accommodation for low to moderate income families.

53 Some residents who have retired cannot afford to remain in their community.

54 I'm relatively new here, so no doubt have missed some of the signs of an affordable housing crisis. We are likely not immune from this problem. Its an issue everywhere else in the southern part of this province.

55 My adult children can't earn enough to be able to rent and therefore cannot move out

56 Federal & Provincial Governments are the right jurisdictions to provide housing as long as there is mobility to move from other provinces to B.C.

57 i cannot afford to move out on my own because rent is too expensive. if i pay rent in a basement suite, then i wouldn't be eating for the month.

58 We are discouraging apartment construction and rental. We do not provide public housing at cost. Some building code demands may be too high and costly to allow affordable housing. There is a long distance between best and adequate.

59 Some people are experiencing severe difficulties in finding secondary suites that are affordable. Instances of affordable rental suites being lost due to 'code violation.' My parents/brothers rental suite received dozens of inquiries, indicating demand for affordable rental propeties is severe. Housing prices have escalated. There is not 'rate of change' bylaw as far as I know in Nanaimo that would prevent existing rental properties from being converted in condos. There is a lack of existing multifamily housing supply and an overabundance of single family dwellings. Further, the market is not producing any purpose built rental properties (except secondary suites).

60 reduce the minimum 5 acres required to subdivide to 2.5 acres.

61 It is mentioned that growth in rural areas is greater than the urban areas - that is because the land and housing is cheaper - and virtually uncontrolled. Probably a lot of the housing in the rural areas is "illegal". The cookie cutter housing in the urban areas is a big turnoff to many. There is not enough diversity of housing in the urban areas. If you want "everyone" to live in the urban area you have to provide a wide range of housing from really small acreages to highrise apartments. Some people need

a little land, either for their home based business/recreational interests or storage. Not everyone can live on a 700 sq. metre lot or in a 100 sq. metre apartment. Highly restrictive development regulations in the urban centres will drive people to the rural areas - causing just the opposite of that intended by the Growth Strategy.

62 As property tax, and real estate prices rise, so will rental/mortgage costs.

63 With an ever-growing population and the demand for housing so great how can you ever have "affordable housing" unless it comes from service groups or the municipal governments themselves? And because of the grow paradigm it will only get worse.

64 We need more "plain" housing that is less costly so our young non professionals can get into the market.

65 Social issues associated with differences in economic status, now easily observed by types of housing (i.e. huge "trophy homes";), "exclusive" areas

66 Housing costs are out of line with salaries/wages paid. The minimum wage should be increased so that retired people with money pay more for services.

67 It is increasingly difficult for some I know to find a decent place in which to live. More rental places need to be built.

68 Check out any marina. All have increasing numbers of liveaboards. Look across the bay in Nanaimo and see how many boats are at anchor. Many are living there year around. We have people living in the bush in travel trailers nearby. This is only the beginning, unfortunately.

69 The gap between rich and poor is increasing, helping people to train for better jobs will help.

70 I would like to see the use of farmlands that border on roads. ie. the Shelly Farm is a good example. My idea is that the road frontage would be used for 800 - 900 sq ft housing, the land would remain in the ALR with the farmer leasing the land, gaining income to sustain some not very profitable land and the services provided to those homes would be charged by the city or regional district if so needed. These homes would allow the residents to possibly become involved in the farm ie having garden plots or even working the farm to support sustainable farming close to home.

71 Regular working people coming out of training, requiring accommodation cannot find housing although prepared to work regularly. Also, the minimum square footage requirement is far too large for necessary living space, and if THEY would come down on that requirement for employed people to build themselves or purchase a small, under 1,000 sq. ft. home that is GREEN, THAT.....would certainly ease the housing crunch. The small not so modern rental places would then be freed up for low income people and the employed young people could be getting started on their way to their careers, having secured long term housing of their own. There is no need to keep requiring these huge minimum square footage requirements, right across the board. Two bedroom, one and a half bathroom, one living room and one kitchen with storage and perhaps a carport is adequate on 50 foot lots.

72 Currently the houses in my area are selling to people from either the mainland or from out of province who intend to rent the houses and profit from the current housing shortfall. It is sad to think that people from here cannot afford to buy here and will probably be stuck renting long term.

73 Build multi storey not for profit complexes in the heart of Nanaimo, Parksville and Q Beach. It surprises me that Nanaimo costs more than Vancouver for % income. I read Vancouver was up to 70% of income on housing.

74 i don't see any affordable building happening fast enough presently to accomadate the people in debt for renting!!!

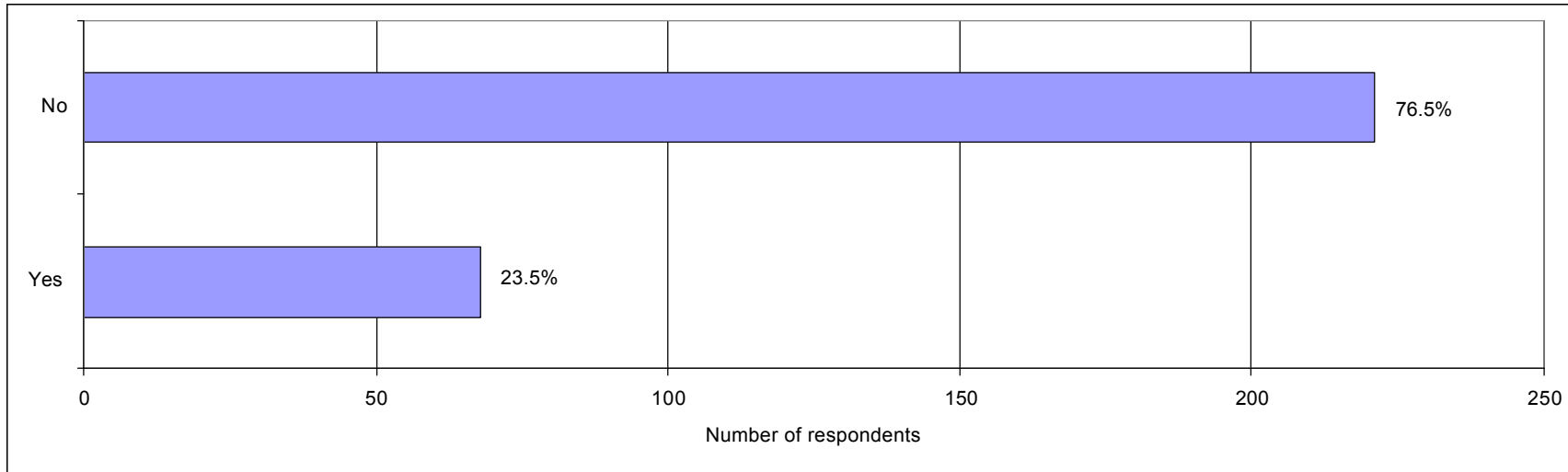
75 Growth has caused the housing dilemma here just as it has done in Tofino and Ucluelet and many other communities who let the developers have a field day with the land and invite the people with money to come to live which causes the prices to go up and then you wonder how it happended and how can you fix it after the damage is done. Take care of the infrastructure and services for those

who are already here before you build more.

- 76 Boy coming from the mainland 7 years ago - you guys have it pretty good in affordable housing and even rent prices. There is run-down housing in the area, but even when you have no money (which I have been there) you can take care of your place - help neighbours with bylaw enforcement in this area - Broken Window theory worked wonders in New York - keep your neighbourhoods clean and crime is reduced.
- 77 If the cities of Nanaimo and Parksville would stop encouraging immigration of persons, developers, and tourism, perhaps the problem would lessen. The present increase in housing prices is greed driven, and this should actively be discouraged. We should not be looking to developers to solve the problems which they help create.
- 78 My home, that I struggled to rebuild 6 years ago today would be totally unaffordable to me. I could not buy it never mind design and build it. With the rising cost of living, particularly of energy, even though it has a heat pump and I did all of "that" right, I may not be able to afford to stay living in it. I am on a fixed income. I know people who have had to sell and move away because of this.
- 79 I support affordable housing initiatives. RDN should encourage federal and provincial funding to provide housing and/or subsidize rents
- 80 This is a major social justice concern to which area political officials offer lip service only as they tend to rush to the rich side of the rich / poor gap
- 81 For a person on a low income housing is unavailable in this area. For people with disabilities there is nothing affordable available.
- 82 Also, housing rental rates are very high, forcing lower income families into cramped and inadequate living conditions.
- 83 The southside of downtown and Harewood area contains many reasonable-sized homes that should be renovated for more affordable housing (with grants and lo-cost loans?) (as opposed to allowing developers to clear them all out and replace them with much larger, more expensive housing).
- 84 I work for a social service agency and see low income families and individuals struggling with the cost of housing. Many clients can not finde safe affordable housing.
- 85 many homeless people. many people who cannot afford rent and if they can, there are very few choices of low rentals, if any at all.
- 86 What is a typical amount that represents affordable? Is it a monthly rate of \$0 , \$ 100, \$500?
- 87 slow things down this should help to correct this continues drive for more more more. provuincial gov. needs to step up and be more involved with those how have health or addition problems. people also need to live within their means, raise minimum wage. B.C. has one of the lowest minimum wages and also the worst child poverty in Canada----need provincial support. Provincial government to be as involved with this issue as they are with growth and economic development must consider all and methods of downloading to local gov.
- 88 Our Mayor uses us as a never ending source for his foolish projects by upping property taxes in leaps and bounds to cover for mismanagement
- 89 major major MAJOR housing crisis! we are just starting out and doubt if we'll be able to buy a house in nanaimo - where we love and want to stay...
- 90 The housing market has no morals but communities do. We would like to see a richer social mix in reslitlevely self-sustaining small communities, where materially rich and poor live together and the poor are not excluded as if inferior.

- 91 People I know (family and friends) are having difficulty finding a place to rent. Very low vacancy rate. They cannot afford the rents of the few homes that are available.
- 92 Community/Social/Non-market shelter does not seem to be on the agenda and must be to offer a solution to the financially disadvantaged. In Canada decent dignified shelter should be a undeniable part of all of our lives.
- 93 It is a big concern that apparently many ordinary working people, particularly in the tourism industry which is one of the few in this area, cannot find affordable housing. If they can't afford to live here, who is going to work in the care homes and tourism businesses?
- 94 Increasing proportion of low income earners, unable to buy homes.
- 95 Allow higher density in town centers. Allow secondary suites. Build more apartments, townhouses. Require large developers to find housing for their workers when needed.
- 96 Need building inspection in electoral area H.
- 97 housing is becoming very expensive especially taxes and many people have difficulty afording good housing and this is having an effect on the local economy
Ottawa, Victoria and the RDN need to work together to create a tax environment that is conducive to the private sector solving the housing shortage. We have imposed increasingly punitive controles on landlords, taken away most tax insentives for investors to include multi-familly resitential realestate in their portflio. Increased munisipal taxes on apartment blocks to the point that they are nolonger being build. A tri-partite plan to create a better environment would go a long way to fixing this problem. Govenment cannot afford to fix this problem. Let private enterprize have a go at it.
- 98 infrastructure not adequate in most areas to handle growth, eg.- automatic water restrictions in place in recent years, dosn't this tell you something? Water rationing to facilitate growth, When is someone going to give their head a shake and stand up and say enough is enough. Get realistic.
- 99
- 100 A provincial issue, leave it to them
- 101 I read that people with low paying jobs have to live on the outskirts because the cannot afford to live in town.
- 102 Mobile homes moving into small lots. Mobile homes belong in mobile home parks.
- 103 Where are the small parcels of land for development. [] areas with more and more people cause social problems.

Question #9: Are you finding it difficult to afford adequate housing in the Regional District of Nanaimo yourself? (i.e. are you spending more than 30% of your monthly income on housing?)



Other comments by respondents:

Summary of the most frequent responses

Response (total responses 45)	Number of respondents	Percentage of respondents
Do own house, but fortunately bought early	15	33.3%
Concerned for housing options for younger generations	10	22.2%
Over 30% spent on mortgage payments or rent	9	20%
RDN is relatively affordable	5	11.1%

Complete responses

- 1 We've moved from a truly expensive city, Vancouver, so find Nanaimo relatively affordable. Our younger relatives in the area, however, are finding rental units very expensive.
- 2 We did our time.
- 3 In that RATE of taxation on Nanaimo is double that of Vancouver

- 4 As above, we would like to move into a smaller but of equal quality dwelling but it is almost impossible to find a place to buy with the proceeds we would receive from our home.
- 5 This is a question for young people just starting out. I no longer qualify to answer.
- 6 I am fortunate enough to own my home.
- 7 I personally haven't as of yet but it is delaying the process of buying a house.
- 8 We have a heat-pump with oil backup. Taxes, oil, all services rise steadily.
- 9 young people can not afford to rent on their own many find it requires 3 or 4 working people to afford rent for one home
- 10 I'm just lucky I guess. Nanaimo has always been affordable for me personally.
- 11 I'm not currently, but I would love to move. As soon as I do, I will be hit with higher rents, putting it over my 30% monthly limit. I would love to buy a place, but for what I would like (newer 2 bdr condo in a mixed-used development) there isn't much available in my price range.
- 12 I built and own my home.
- 13 Since I came from Greater Vancouver I found housing was more affordable here (only slightly).
- 14 I am lucky--I have enough income to have bought a house. Prior to this event, though, I rented and found that rental prices were escalating rapidly as Nanaimo and area went through the building and real estate investment boom.
- 15 We live well within our means, and purchased our home with the intent of not being a slave to a mortgage.
- 16 Not at the moment because we bought a very small home before the market went up. Now that we've had children and want a bit (I stress a bit) bigger house we only have an option to buy a house not worth its cost or a new home with a pathetically small yard. The housing costs are ridiculous and a yard with a tree is far more important than the tiny lots with a monstrous (show off) of a house.
- 17 Property taxes are another matter!
- 18 We anticipate that this could change, and it is because we are renting. If we took a mortgage, we'd be paying more.
- 19 I retired and looked 3 yrs to find what could afford
- 20 There has been a zero rental market for almost 20 years around here
- 21 I am spending over 60% on housing. Jobs here do not pay much compared to other places in the province.
- 22 Insufficient land coming onto the market, no master planned communities being proposed for ordinary people.
- 23 Many low income and even moderate income families are spending considerable more than 30%

24. Many low income and even moderate income families are spending considerable more than 30%
25. -only because we have been able to structure our mortgage over an extended period (30 years)
26. I am retired and lucky that I,m well looked after, however, a young family or single would have a very hard time staying here and having a decent standard of living after their housing costs are covered.
27. we're sitting at just about 30%, but suspect that that will increase within the next two years.
28. I am living at home while attending university at malaspina univeristy.
29. I know a few people who live in Area F because housing is available (illegal???) and fairly priced - but there is a higher cost for transportation and increased air pollution.
30. Can no longer afford to buy a home, and rents are increasing
31. Our house is paid for. That said, we couldn't afford to buy it at todays prices (based on evaluations).
I am a senior, and having been born and raised here locally, I feel very strongly that it is wrong to not offer builders or prospective homeowners the right to smaller, affordable housing. Not everyone moving here to work can afford a large expensive home.
32. Somebody has to run the shops, garages, medical centres and require a modest home purchase locally. I believe thought ought to be given to a development similar to FALSE CREEK in Vancouver, where a group of assorted size housing is established within the limits of the community in Parksville, Qualicum and Nanaimo. Some as rental, some as purchase. A mixture of all ages. False Creek was well planned and to this day, much admired. Perhaps Berwick Road area in Qualicum?
33. My partner and I were fortunate to have a relative who could co-sign for us in the purchase of our first home. We currently are spending over 45% of our monthly income on our mortgage, but it is better than paying that percentage to someone else's benefit.
34. We bought this house 5 years ago and at the price it would be listed at today...we could not afford to buy our own house.
35. However, this may change in future, as our retirement income diminishes.
36. Not yet, but living on a fixed income and seeing the rising cost of living in many areas, I am afraid that even my modest lifestyle may become difficult to maintain. My condo was purchased before the cost of housing began to rise.
37. I have adequate housing acquired by buying during economic downturns and following a 45 year long thrifty lifestyle.
38. We were fortunate to buy a home here before prices skyrocketed.
39. We were lucky and bought 20 years ago
40. But my children who would like to move to the island certainly find it difficult to afford more than "manufactured homes" (trailers)...
41. I'm spending more than 30% of my monthly income on a mortgage & mortgage interest. My monthly income is currently very low. Hopefully that will change....I consider this a temporary situation.
42. We get very depressed by housing tracts where people only sleep together and drive out of supermatkets and malls for their goods.

43. I spend almost 30% of gross income on housing, and more than 30% of net income. I could easily increase my income by working more hours, but I choose not to. I do without "frills" by choice. I find the "percentage of income" guideline misleading, as I suspect many folks in the RDN have opted for a more frugal lifestyle, which makes housing an "unnaturally" high percentage of their expenses. There was a time when I spent 50% of my net income on shelter - and yet I also had more disposable income than ever.
44. we have no mortgage ... we bit the bullet long ago and bought our home outright.
45. I think I own my home but that is questionable these days. I feel sorry for my children when I see the state we have got ourselves into, no thanks to our governments and decision makers and their blindness to population/sustainability.

Question #10: What steps might the Regional District of Nanaimo take to address this affordability challenge?

Response (total responses 224)	Number of respondents	Percentage of respondents
Mixed use communities/higher density communities	31	13.8%
Require developer to provide for affordable housing	31	13.8%
Permit secondary suites/carriage houses	25	11.2%
Work with or leave to province/other organisations	25	11.2%
Incentives for the construction of affordable housing	19	8.5%
Active RDN role in providing public housing/work with service organisations	19	8.5%
Support for co-op housing	19	8.5%
Zoning supporting mixed uses/inclusive zoning	13	5.8%
Nothing	12	5.4%
Maintain/enforce urban containment	12	5.4%
More land for residential development / less regulation	7	3.1%
Limit the size of homes	7	3.1%
Support for public housing/rent controls	7	3.1%
Permit mobile home parks	5	2.2%

Complete responses

- 1 need to ensure that a range of housing types is provided
- 2 The onus should be on developers to provide a mix of size and quality with some being of the type suitable for small working families and/or singles on limited incomes

- 3 Eliminate all RDN development fees for affordable housing, while increasing fees for all other developments to maintain revenue neutrality.
- 4 In Electoral Areas bylaw mandatory development of Seniors Housing, Affordable housing for single parents, and service sector families. as a percentage of any development of more than 10 lots. Density bonusing is a must. Legalize secondary suites where sewer/septic and community water are available.
- 5 Insist developers build low-cost housing as a condition of approval.
- 6 market dictates, you have little choice but to provide the basic human need of shelter which means a roof over a persons head for a period of time then they rotate and move if physically able
- 7 Develop specific low cost housing units in different areas of the RDN
- 8 secondary suites, low income housing in all new housing developments
- 9 If developers want to build developments MAKE them put in some low income housing. PLUS they MUST put in green spaces wider than a bicycle lane, with parks and trees and?or gardens
- 10 I doubt the RDN can do much on its own. Do more of what provides affordable housing at present and less of what doesn't.
- 11 I don't have an answer for this.
- 12 The parks allocation from development is 5%, but isn't being taken as we now have a very high ratio of parkland per capita. This allocation could be redirected to affordability now. We could require a % of new development to include affordability. It is being done with Creekside in Victoria, and the Van City foundation works with Vancouver and development to increase density with affordability Units that are retained within a pool and administered by a society.
- 13 Try to get the minimum wage raised. Encourage people to share housing.
- 14 Legalize inlaw suites, secondary suites. Encourage large property developers to provide a full range of housing - making it contingent upon RDN approval.
- 15 Give breaks to those who will actually build the units and quite possibly subsidize those tenants at risk.
- 16 do anything to provide more rental accomodation, and I don't mean subsidized housing. Is zoning the proper way?.
- 17 Allow for the supply of housing to increase to meet the demand.
- 18 The demand for vacant building sites far exceeds the supply which subsequently drives the costs up . In my area , when a new subddivision is developed ,the lots are usually all sold before they are officially put on the market .Unless the Region can provide a large quantity of cheap lots to help drive down the costs ,I don't think they can do anything about affecting our free enterprize system on individual home sites . Zoning to encourage apartments and condo's would help first time buyers to get into the market.
- 19 A moratorium on development. Like Qualicum Beach, cities could include a population maximum in the their OCP. Discourage emigration to the island to slow the population growth. Instead of spending time, money and resources to figure out how to squeeze more people onto this island, spend your resources on creative solutions for affordable housing for the people who already live here.
- 20 This is central government policies, the regional district can do little.

- 21 More funding from the other levels of Government , to off set the costs. Not more taxation from the RDN.
- 22 Strongly prevent the conversion of rental buildings to condos.
- 23 we have been buying homes in very poor condition and renovating them, we would like to sell these at discounted price but unfortunatley have to charge more than we would like to (we only pay ourselves a fairly low hourly rate) it would be wonderful if there was some sort of program to help with the selling of these homes such as a way to market them through some sort of association so that the buyer would be paying for the actual costs of the renovations and labour. Our work helps out neighbourhoods by improving the area so that families can afford to buy and therefore help with the transformation of the whole neighbourhood.
- 24 Encourage densification and encourage/insist that developers contribute to the community through creation of affordable housing.
- 25 identify those in need and mandate a place for them.
- 26 Increase secondary suites
- 27 I think it is going to be huge problem .. it seems Nanaimo is being 'sold to the highest bidder' I really think the district has to examine the invasion of wealth and realize how costly it is becoming - as it erodes our sense of community, our sustainability and viability as a liveable community with diversity and compassion for the people and environent. So far it looks like we're becoming a huge strip mall and are being re wallpapered as Surrey by the Sea.
- 28 Sorry, I don't have answers... maybe more economic development to provide more and better jobs.
- 29 It would appear that we are in for some large drop in house prices very soon. This may, in itself, cause a correction in this situation. Living in this area we are perhaps sheltered from the worst of these indicators that you mention above.
- 30 I would like to see more low cost housing for seniors
- 31 nothing
- 32 Hell if I know. Isn't that your jobs??
- 33 Support (financially) any organization that wants to build (or renovate existing buildings into) affordable housing.
- 34 If you feed a seagull or a bear (whatever) it is guaranteed to return for more. People need to be responsible for themselves!!!!
- 35 mandate that all large developments set aside a percentage of all units be affordable housing (not just for seniors).
- 36 stop allowing developers to subdivide property
- 37 In a free market system , the Region cannot control the cost of land , materials, or labour , therefor the cost of housing is mostly beyond the control of the Region . Perhaps having more land designated for multi-family housing ,with appropriate tax incentives ,may improve the situation for some .
- 38 Insist that new developments provide a serious proportion of units be affordable not token throwing money to the district in lies

- 39 Can the RDN afford to build/buy housing for public use? If so, that might help.
- 40 1. Encourage private investment in housing, by persuading the province to revise rental housing regulations to give owners better control of their property, - for example, by providing for more rapid eviction of destructive tenants. 2. Make low cost (subsidised) housing more acceptable to communities, by providing for easier eviction of irresponsible and anti-social tenants.
- 41 Someone along the way to new house completion is making a fortune. There should be lots of areas where lots could be opened and affordable for people to build a smaller home without requiring to take out a mortgage. We have a mortgage free home of 2,300sq ft and feel we should be able to sell it and build a comparable, but much smaller home for the same amount of money, approx, 1600-1800 sq ft., but we can't.
- 42 Look at Cooperative Housing as another model. Look at natural building and build houses that are less energy consuming, require less electricity, manage their own waste water through wetland waste water treatment,
- 43 Change the definition of what is a "valid secondary suite" so that the safety of the residents is assured but so that the definition is not as narrow and restrictive as it now is.
- 44 Do not press so hard to expand UCB. Concentrate on existing infrastructure maintenance.
- 45 NO idea.
- 46 Dont know.
- 47 Make legal basement suites in the Nanaimo area
- 48 Higher density housing, housing Co-ops, taking land out of the ALR that is unproductive and building low cost housing subsidized by goverment. We have a situation right now in Parksville that is going to be a disaster if something isn't done to prevent a pig farm starting up in the middle of the city.
- 49 provide support for base line statistics and potential options and recommendations for increasing affordable housing options
- 50 Build more low-cost housing to enable people to get off the streets if they wish to and help seniors and other low-income families.
- 51 Promote housing co-ops
- 52 Zone specific areas for affordable housing. Offer incentives to people in lower income brackets that tie in with environmental goals
- 53 Put a reasonable cap on rent prices according to cost of living. Landlords increase the rent every year at the allowable 4% rate but lag on doing necessary repairs. Rent goes up but income doesn't go up at the same rate.
- 54 I think providing mixed housing. And marketing ALL neighbourhoods of nanaimo as being a "good neighbourhood". Many families feel that there are "better and worse" neighbourhoods to raise their children. The RDN needs to point out the positives in EVERY neighbourhood.
- 55 Check out what other communities (eg - Whistler and Victoria) are doing about it and follow their lead.
- 56 Try to keep property taxes down. Avoid huge projects until present ones are paid for. Use no tax monies for a Multiplex. Such an idea should be paid for by businesses only and must be sustainable and green as possible.
- 57 find out from schools, churches, social agencies, etc where the problems lie. A survey too expensive. Write a lead article in the paper and ask the citizens to respond, I belong to a large hiking gp. others belong to service clubs, etc, contact all and ask them for their

- opinion. This is a critical prob., ask for their opinion. Your workshops a good idea.
- 58 encourage secondary suites in exsiting homes
- 59 Consider more affordable housing. This seems to me to be a very serious problem for Nanaimo because of the lack of funding on the part of both the BC Government and the Federal Government.
- 60 Allow and encourage higher density living instead of sprawl while discouraging huge houses being built as single family dwellings.
- 61 Create rental condos/townhomes with a 10-year plan to either strata-title the properties OR sell to an investor interested in rental income.
Build way more affordable housing fast. Tax-incentives for low cost housing, be it basement suite, apartment etc. Low maximum rent on basement suites and rooms. Enforce a reasonable/affordable maximum rent based on number of rooms, both in apartments and houses. Don't allow rent increases to be above 1 percent every five years. Homeless could be expedited into drug and rehab programs, and more proactive and preventive measures against homelessness.
- 62
- 63 build or zone house that is affordability
- 64 Permit multi-family units in previously single family houses.
- 65 Affordable cooperative housing around community park and garden may attact young families. Perhaps reduced property taxes for those types of housing.
The market should not be the only player in the field of housing. The weaker members of society deserve our collective support, and even though I will never benefit personally from social housing, I support it and don't mind paying slightly higher taxes if that's where the money is going. What really gets my goat is when I see my tax money going to subsidize upscale facilities for the elite, such as the Port Theatre and the Port of Nanaimo Centre.
- 66
- 67 limiting growth can only lead to higher housing prices.the law of supply and demand.
- 68 Get developers to pay a percentage fee for low cost housing development
- 69 Lower taxes and be more efficient with our tax money
- 70 Its not just the city of Nanaimo it is all of Canada. Reflect off of other cities to see what they do.
- 71 support housing co-operatives and housing trusts and affordable housing with treatment attached for addicted and mentally challenged homeless
- 72 don't know but hopefully someone does
- 73 Get rid of the bureaucracy at the building inspection department.
- 74 Make some provisions for mentally challenged and drug addicted people
- 75 Work diligently with this province to promote sustainability by that I mean working hard to sustain for younger people what we enjoy now.

- 76 Look at what Victoria is doing to assist the homeless and put a similar program into place.
- 77 Locking the forest land in as forest land and then the RDN develop portions of that land on co-operative basis by the local government for affordable housing.
- 78 Stop linking public policy with developer's.
- 79 It is awful to see huge houses being built. There should be some sort of way to cap the size of houses to make them smaller and more affordable.
- 80 Declare us to be a separate country?
- 81 Get the Provincial and Fed government to provide more "retirement condos for pensions on limited pensions";
The economy is for the most part self sustaining. The region must supply an environment of high paying jobs (greater than \$70k per year) and the people will do the rest. Governments should limit their involvement except to say that taxation should be reduced in all areas.
- 82
- 83 ALLOW BUILDING/ACCESS OF MORE SECONDARY SUITES THAT HELP OFFSET MORTGAGE PAYMENTS AND HELP REDUCE RENTS
- 84 Create a committee to assemble sites where trailer parks could be established.
One thing the RDN can do is to not be an impediment to increasing supply of housing. Ensuring sufficient administrative capacity to deal with development in a timely manner. Develop a detailed development strategy and plan for the entire area including the nearshore and intertidal so that it is clear to any developers what will be allow and where it will be allowed thereby eliminating expensive proposal development and assessment that will ultimately be rejected.
- 85
- 86 Offer incentives to developers (or require developers) to make 1/3 of all new housing affordable.
- 87 Protect trailer parks from development.
- 88 Create and improve local communities (villages) that have a mix of housing types centered around a village core. Make this a collaborative goal with the developers.
- 89 Explore the viability of working with VIHA, for example, to reopen facilities that could provide shelter. I'm not certain that the District can address or impact the issue of affordability without working with other levels of government.
- 90 Provide areas for incorporating affordable low income housing.
- 91 Increase low income housing choices. Indroduce a co-op or ecovillage as part of the leadership role that the district wants to take.
- 92 Provide incentives to attract developers that are dedicated to building smaller more efficient homes, and liveable, functioning neighbourhoods rather than 'subdivisions'. Stop the sprawl of development that contributes to the cost of providing services.
- 93 Start empasizing energy efficient homes with smaller square footage. Buy what you need, save money and your keeping it green. At first the cost of energy efficiency might seem high but in the long run, it's save's your money and saves a tree.
- 94 Allow more residential development.
- 95 Have to look at building higher density housing that supports eco building methods. Co-op housing projects.

- 96 Build more multi-family housing - condos, townhouses, apartments
- 97 Steps must be with developers - not through taxing people. Quicker approval and more approvals by the City of high rise apartment buildings - less cost to the City by decreasing the City's capital and service costs, also preserves land.
- 98 help identify who needs the help most, and help support the strategies that are needed to help those people. The people that are most in risk are those who don't have housing now or those who are at greater risk of losing their home.
- 99 make it easier for developers to put up higher density projects, place less restrictions on highrises and use public information to change peoples ideas of highrises being a blight and see them as a boon (These people live in the past and need information to wake them up)losing a view does not negate social and economic benefits to society at large
- 100 RDN could encourage low-income housing through tax incentives and zoning.
- 101 See my comments under Question 8.
- 102 build some co-op housing
- 103 Build low cost housing.
- 104 Convert older unused buildings into smaller sized suites with affordable rent payments. Open up legal suites in existing homes.
- 105 Encourage more high density housing in selected areas within and outside of the core.
- 106 Seek funding partners in the private sector to build low cost housing. Work with VIHA to provide housing and services to the mentally challenged and drug users.
- 107 We can build more low cost housing but who is going to pay for it?
- 108 Bully the privalte and public secotrs into cooperation with your zoning powers!!!!!!!
- 109 More high density housing in town centres
- 110 Offer subsidies to home owners and renters who live below the poverty line and are spending more than 30% of their income on housing.
- 111 1 Make it profitable for the private sector to provide rental housing. 2 Make more land available for housing and eliminate restrictions on land use. 3 Reduce delays caused by environmental impact studies, planning approval, & other government or special interest group actions.
- 112 have more accessible and fordable low income housing for students and families.
- 113 identify and encourage by cut DSC to developers willing to build lower income houses
- 114 I suggest the RDN continue to support higher density housing development within regional town centres, perhaps with two to three story height restrictions in place to help preserve the "rural integrity" of the surrounding areas for a few years to come. Prices for apartments and townhouses will still be high but are typically more affordable than for detached housing.
- 115 Smaller homes less expensively constructed; increase density near town centres; provide incentives to live there

- 116 Encourage Provincial and Federal govts to bring back incentives for affordable and rental housing.
- 117 Rent cap by square-footage? Encouraging carriage houses and suites (as on Milton St.) so that supply of quality spaces increases. Give first time home buyers a break. Make people from outside the province (or at least country) pay a premium when they purchase a home. Funds could go into reduced-income housing projects or grants for first time home buyers (BC residents only).
- 118 Give developers incentives to build affordable/ green housing.
- 119 none - governments shouldn't be involved
- 120 Jobs should pay more.
- 121 allow larger secondary suites
- 122 -locate affordable housing only where residents are able to take advantage of services (e.g., shopping) in the very immediate vicinity, not in outlying areas
123. Do not take any steps. Let the market sort itself out.
124. I don't think that it's governments responsibility to enter into the housing of people.
125. Encourage more quality rental properties, encourage economic diversification so that more high paying jobs can be found here.
126. To work on a progressive development plan that allows quality mixed use development of suitable areas.
127. Provide land and forgive development charges for non-profit developers that can build cost effective affordable housing with increased density.
128. Provide land and forgive development charges for non-profit developers that can build cost effective affordable housing with increased density.
129. Encourage infilling of the downtown ie. shops and lofts, and other small, attractive, aesthetically consistant condo buidlings where derelict buildings now stand (but NO MORE high-rise buildings).
130. -provide disincentives for "monster home - mansion" type housing in selected areas. A family of 4 does not "need" a 6000 square foot house.
131. tax incentives to encourage development of higher density, well-built accommodation;
132. Work with developers to include more affordable housing as part of all new construction.
133. dont get involved in private affairs ...
134. Encourage the provincial and federal governments to support the building of more co-operative housing.
135. garden homes? basements suites ? secondary suites ?
136. look at what Langford did with tehe requirement that a certain number of affordable units are included in any development- and not just amenity bonuses. I feel we are too quick to be afraid of developers going elsewhere if the bonus structure is too onerous. They're not

- going anywhere.
137. Subsidized housing projects (mixed with 30% of project subsidized similar to Capital Regional District - avoids slum creation)
 138. Too many houses being built these days seem very large and therefore expensive...perhaps trying to encourage smaller houses, assist in building more affordable houses for low income families.
 139. The issue is more evident in employee needs. In order to attract safe energy efficient industry providing good paying jobs, the RDN should look at policies that make housing attainable through increased density development in community cores.
 140. None
 141. make housing more affordable make more housing available
 142. Provide incentives to developers to build affordable housing
 143. stop big developers from catering to part time owners ,such as condo's and apartments that don't provide housing for permanent tax paying citizens.
 144. - legalize but regulate in-law suites - allow mobile home parks - but structured so that individual owners actually own the lot they sit on - develop "cluster housing" within the village nodes - I do not support the "strata" concept
 145. Reduce DCC's Make more land available for development. The Growth Management Plan restricts the amount of land available for housing there by driving the price up. Reduce fees and government costs to building With the City of Parksville and RDN DCC's the proposed cost of a small multi family townhouse could be as high as 30,000
 146. Provide land for development. Provide skills training for home building by building homes for public housing. Reduce DCCs for public housing wherever located. Make greater demands on developers for upzoning. Make use of downzoning where no action has taken place on upzoned land for two years.
 147. dont know what your specific jurisdictional powers are, but a rate of change regulation might be useful. Facilitation of higher densities to relieve pressure on housing prices by facilitating more development on less land to balance the increasing costs of land and meet residual demand. Develop something akin to the Vancouver regional districts Affordable Housing strategy which is being developed and will require municipalities to have an affordable housing strategy.
 148. Provide property tax breaks to those who build affordable housing. Allow high density projects only if they include a percentage for affordable housing in
 149. Relax the urban containment boundary within municipalities similar to the City of Nanaimo. Annex more land into municipalities
 150. None ... it is the responsibility of the Provincial government using our taxes to do so. Property taxes collected by the RDN should not be used for such purposes.
 151. To create regional neighbourhood areas that introduce mixed housing sizes and pricing
 152. reduce minimum lot sizes to 2.5 acres
 153. Require affordable housing as part of development proposals.
 154. Housing for humanity

172. Stop giving approval to developers to create subdivisions. Give developers approval to build only affordable housing.
173. Encourage higher density development (houses with secondary suites, multi-unit housing)
174. No condos/townhouses in our area please. It is rural and lovely for a reason. If anything is developed - not dense, not a suburbia look. I moved here to avoid that.
175. legalize suites
176. Building pleasant and if necessary, subsidized rental housing.
177. "State" owned rooming houses, properly maintained, and rented out at reasonable rates to the employed.
challenge the assumption that people with more wealth are entitled to consume more of Earth's resources; stop "growth"; join others to actively and persistently lobby the "higher levels" of government to invest in social housing; use land within
178. containment boundaries for affordable housing ... insist on LEEDS level standards and insist there needs to be a component of social and affordable (less than \$150,000 to buy and less than \$750 to rent) is all condo and residential construction of more than single family homes; encourage secondary suites in single family residences.
Our community refused to provide a lot so that Habitat could build one house. I think that there needs to be better cooperation between
179. municipal, provincial and Federal governments to restore funding for subsidized housing for low and moderate income families. Cooperative housing programs were one example of housing programs that helped in the past.
180. consider modular homes as an option for affordable housing
181. Politicians need to step beyond 'lip service' and hand wringing over 'affordability'. Incorporate into the RGS a plan that shows how other societies have successfully provided social housing with adaptations to our local situation.
182. Limit population growth so it is in balance with the housing needs of current residents.
183. Nanaimo has taken good steps on allowing suites. RDN can follow the lead where appropriate.
184. Encourage member municipalities to permit secondary suites and other mortgage helpers within existing residential neighbourhoods; work with local municipalities to develop policies that require large developments to include a portion of affordable housing; purchase land and get grants to build affordable green housing for residents.
185. Build low cost housing.
186. less suburban development, more employers and housing in the downtown; stop the strip development along the highway
187. Reduce building fees and silly red tape so developers can realistically build low cost housing. Open up the horribly bureaucratic zoning and bylaw restrictions so parents can build housing on their properties for their childrens families, relatives, etc.
188. Assign a proportion of a development to affordable housing
189. Re-consider the "densification" issues? It may be working against affordability due to the high cost of land inside the perimeter...
190. waive fees for developers, partnership with BC Housing, the Vancouver Island Health Authority, Non-profit housing providers, and the City of Nanaimo, to fund projects under VIHA's Homelessness plan.

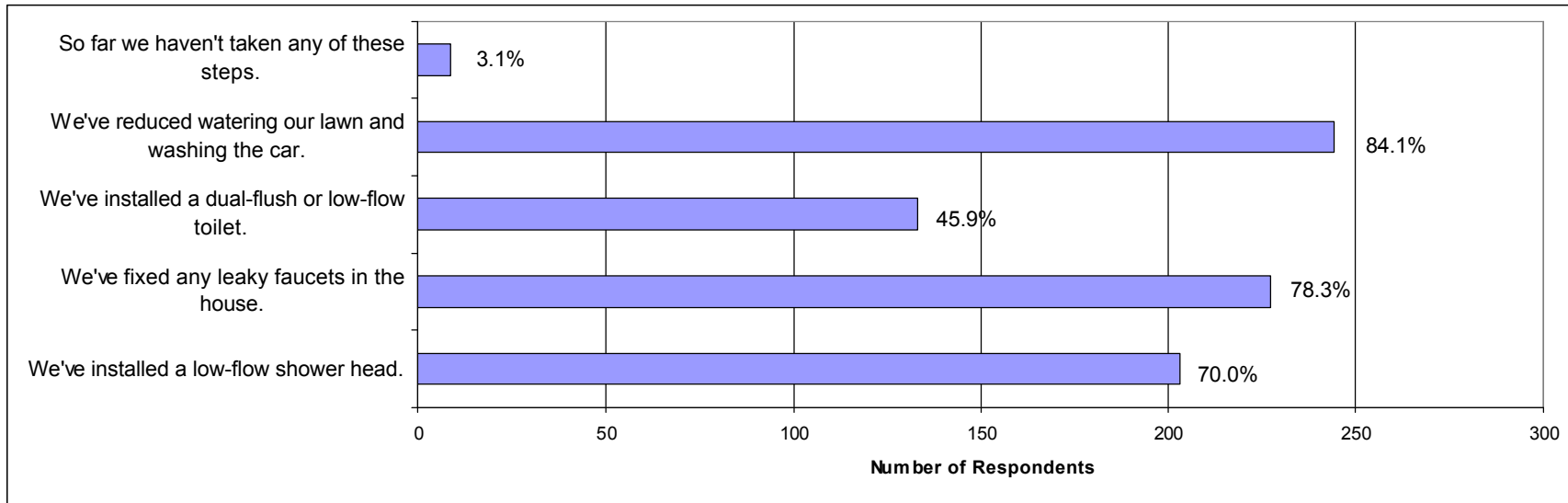
191. Lower property taxes
192. Require developers to build affordable housing, i.e. 10% of new development
193. Tie building permits to the construction of affordable housing.
194. different kinds of affordable housing as "green as possible" housing spread throughout neighbourhoods in Nanaimo...as per article in The Bulletin (?) May 31st. Encouragement of more "co-housing" opportunities for residents. (i.e. Pacific Gardens Community Co-Housing just being built)
195. stop growth, raise minimum wage.can't push from both ends
196. Mixed use zoning, regulations to allow and promote suites, requirements that developers must include affordable units into ALL development projects
197. again not sure...it's an uphill battle with the real estate market
198. private/public builds where just some units are subsidized, encourage service organizations to build more subsidized housing with information and within the process
199. Limit the excesses of the rich in resource use (water comes to mind) Encourage social and co-op housing initiatives
200. need to build more low income housing for struggling singles & amp; families
201. invest in housing for the homeless. Allow for the building of smaller homes, and 'other' types of housing such as Yurts.
202. Public housing with fixed rents for certain income levels. Co-op housing possibly. This sounded like a good idea once....
203. Ensure bylaws that support the densification of nodes and secondary suites are adhered to.
204. Encourage smaller homes
205. Allow lane cottages, in-law suites. Densify (apartments) strategic areas where no car is needed to have all needs met ... grocery store, doctor, etc. More support for projects where private citizens take risks to create community/housing - such as co-housing.
206. funding competitions to bring local creative ideas to forefront, density is the issue but with creative ideas and sensitivity to local issues we can give everyone the option for housing
207. allow secondary suites
208. Allow more secondary suites and infill housing, without putting expensive requirements on homeowners.
209. I don't know what the RDN can do as long as prices are controlled by the market and the demand is high. I do think that the city has a responsibility to provide more shelter for the homeless.
Either requiring a certain percentage of smaller, simpler units to complement high-end developments, or encouraging developers to create greater density with smaller profit per unit, balanced by selling more units. But really, until construction costs go down and/or there are no buyers left who can afford an "average single family home", I'm not sure there's much that can be done.
- 210.

- 211. Allow more mobile home parks. Allow/encourage higher density in village centers. Allow businesses to have residences upstairs...mixed zoning.
- 212. Mandate a percentage of rental facilities within proposed condo/densified developments. Do not regulate basement suites. Regulations will mean imposing expensive improvements that will transfer the costs to renters, thus reducing the units affordability. See Toronto for examples.
- 213. better soning and allowing higher density in certain areas amy help
- 214. Fix the landlord and tenant act. Grandfather basment suites, let them register and get a licence without meeting all the rules for a multi-family dwelling.
- 215. Estate housing like in the U.K> does not work. Encourage employers to pay workers well. Government interference in our system will not work. There always will be poor areas or better off areas.
- 216. affordability not the main problem, growth is,present state of growth drives housing costs as well as taxing all other resourses.
- 217. require 30% of all housing to be affordable in new developments, stop supporting rural sprawl which increases current and future costs
- 218. Lower your fees for development & don't force people into "green" houses which will add to the cost of housing.
- 219. encourage construction of low-cost housing through lower charges for permits etc
- 220. Encourage development of lower-cost housing with possible tax cuts or other incentives.
- 221. Allow secondary suites. Insist that low cost housing be part of new developments.
- 222. Controll drug problem
- 223. destination resorts are not the answer. communities must be made up of multi sized and priced accomodations
- 224. This is leading and your survey is bias! Here is EG.

Question #11: The Regional District's State of Sustainability (SOS) report says that parts of the region lack enough water for future development. Where there is enough water, it is sometimes contaminated by pollution. In your opinion, how serious is the RDN's water quality and availability crisis?

Not serious at all	2	3	4	5	6	7	8	9	Very serious	Average Rating
4.5% (13)	2.8% (8)	6.6% (19)	2.4% (7)	10.0% (29)	7.3% (21)	13.1% (38)	18.0% (52)	6.9% (20)	28.4% (82)	7.15

Question #12: What steps have you and your family taken to conserve water at home? (select all that apply)



Other steps to reduce water consumption at home:

Summary of most frequent responses

Response (total responses 133)	Number of respondents	Percentage of respondents
Conservation of water (efficient appliances, reducing water use)	48	36.1%
Collect and use rainwater / cisterns	26	19.5%
Landscaping to conserve water/use native plants in garden	17	12.8%
Do not water lawns	11	8.2%
Reuse greywater	9	6.8%
Do not waste water (i.e. wash car, driveway, house)	7	5.2%
Support for metering	6	4.5%

Complete responses

- 1 I'm in an apartment so no lawns and limited ability to install new fixtures

2 The RDN needs to implement a toilet rebate program for replacement of existing 13 & 20 litre toilets. This saves significantly on water (20%+) and has the added benefit of putting less liquid into septic systems or sewer systems.

3 new house, all low use appliances, water temp kept lower too, no auto sprinkler outside hand water only.

4 This is going to be a huge problem in the future. The sooner we start changing our attitude toward water waste the easier it will be when we start to run out.

5 Eliminate lawn watering.

6 we have 3 separate filter systems installed to improve quality... it is still not enough.

7 Installed in-ground watering sytem to make more efficient use of the water we use on our garden .

8 Deep Bay Waterworks District installed water meters on all homes and businesses (over 600 customers). Water consumption dropped by 45%.

9 even though we have our own well we do not flush the toilet after every use. we never water the lawn or wash the car [the rain keeps it clean]. we have no bath tub.

10 We are on well water, so we know how to conserve water all year long.

11 I feel that there should be some incentive for persons reduce there water use through recycling grey water for gardens, use rainwater, gardens with indigenou plantings, reduce amount of lawns

12 Our landscaping does NOT include grass. Plants are hardy, west coast variety that, once mature, survive with little watering, and no fertilizers that leach out into the water system.

13 rain barrels, more water tolerant landscaping,

14 We keep a rain barrel in the late spring and summer for watering our plants. We water indoor plants with water from washing vegetables. And, of course, if it's yellow, just be mellow; if it's brown, flush it down.

15 Garden watering last year was mainly done by hand. This insured watering was mainly on an as required basis.

16 short showers, using as little water as possible for tasks like dishes, cleaning.

17 We are on a well - 170' deep. It is essential that we take every step possible to conserve water.

18 recently bought updated efficient washer and dryer

19 we have a well that is in danger because of a well the cedar improvement district is drilling close by.

20 We have one cistern and have turned our above-ground swimming pool into a cistern for watering our garden.

21 Water conservation is important to me, but I feel there should be some incentive to replace good condition toilets with water conserving ones. I will willingly buy low flush should I need to replace a toilet but can't afford to "just do it" now.

- 22 One of the things that impressed us about Nanaimo when we moved here was the watering restrictions (water on odd or even dates depending on your address) that were imposed BEFORE a problem existed, a preventative measure.
- 23 The psyche of the general public is to have a green lawn. RDN/City can work to change this and promote xeroscaping, i.e. planting indigenous drought tolerant plants, change by-laws to permit the use of gray water for landscaping and toilet flushing, get tough on those who abuse and waste water.
- 24 Plan on installing new toilets
- 25 We are on our own well!
- 26 Installed sprinkler system many years ago. Running dish washer and washer/dryer only when full. Shorter showers
- 27 Rain water conservation
- 28 we do not flush after every use. we shower rather than use the tub.
- 29 installed rain barrels for watering vegetable garden
- 30 Collected rain water for gardening and household use in an emergency.
- 31 I am in an apartment building and am asking to have my leaky faucet fixed. If it was my own place I'd have a low-flow toilet. I have no car and no lawn to water.
- 32 We hardly use our dish washer.
- 33 water use is lower in a rural setting
- 34 rain water collection for garden, lawn and emergency teaching children to also turn off taps while brushing teeth and use just enough water for dishes; no need to fill the sink right up
- 35 Planted native shrubs Planted more trees to help preserve more water Water plants with reused water
- 36 Our own well.
- 37 use cold water in washing machine
- 38 We have installed a time operated watering system for the summer months so that nothing is wasted.
- 39 We have installed a time operated watering system for the summer months so that nothing is wasted.
- 40 I would do more, but I rent.
- 41 We are investigating the purchase of the low-flo toilets and WILL have them installed.
- 42 Wash dishes by hand rather than with automatic dishwasher. Looking into rain water trapment for use as grey water.

- 43 We don't flush the toilet every time we go pee.
- 44 Don't flush every time!
- 45 utilize a rain basin to catch water for garden watering. Greatly reduce water use in our home, when washing dishes, bathing, etc.
- 46 We are on a well, and even though it produces more than enough water for our needs we would never water our lawn with it. It is ludicrous to me that the RDN and it's municipalities spend millions of dollars to access and treat fresh water, to then allow residents to pump millions of litres out onto lawns and golf courses? Lawns and golf courses are cosmetic luxuries, not community sustaining necessities.
- 47 We have a well with plenty of water. I have no way of evaluating the region's water supply.
- 48 Keep laundry and dishwasher loads to a minimum, do not run faucets too long
- 49 We've purchased an efficient dishwasher
- 50 we own a new home with all water saving features
- 51 We do all we can afford because we are on a well. A low flow toilet is, however, too expensive.
- 52 turning off tap when brushing teeth,not filling sink when doing dishes, flushing less often
- 53 Deep Bay is still fortunate to have ample and good water.
- 54 new front load washing machine uses less water, mulching the garden to reduce evaporation
- 55 No lawn putting in cistern and french drains/rain garden
- 56 We wait to do full loads of laundry. We don't flush the toilet unless needed...if it's yellow let it mellow, if it's brown flush it down. We don't have a lawn, so we don't draw any water for that
- 57 We do not flush the toilet for urine deposits until many have been deposited. Always flush the solids when they come.
- 58 not having long showers. Only doing the laundry once every two weeks or so. Only doing the dishes when NEEDED!
- 59 we do not run the tap unnecessarily at all the stats on water saving by not running when brushing your teeth, cutting down to a 2 min shower etc should be posted so people are aware
- 60 do not have cont. flow during hand or teeth cleaning use grey wter on plants ,reduce laundryloads
- 61 We need ater meters for each home
- 62 I have drip irrigation in the vegetable garden. We have a well.

- 63 As a renter, I can't do all the adjustments that could maximize water conservation. I don't use the dishwasher often. I take short showers. I don't use 10 gallons to brush my teeth.
- 64 Shorter showers and not wasting water.
- 65 we plan to get a low-flush toilet
- 66 I have a well and can control my own use. However the farmer that backs onto my property appears to be able to water the same spot in the summer for 2-3 days at a time which is a great waste of water. Apparently farmers can do what they want to the Millstone River.
- 67 stop watering the lawn completely
- 68 We have installed a water filter system to make the water acceptable. Unfortunately many people can't do this.
- 69 We have installed a water filter system to make the water acceptable. Unfortunately many people can't do this.
- 70 water efficient clothes washing machine only run dishwasher when completely full
- 71 -drip irrigation sytem in garden -change gardening practises to require less water
72. we capture water used to wash fruit/vegetables and water used to boil/steam vegetables and use it to water plants
73. Taken out some of the lawn.
74. TOTO toilets - should be mandatory on new installations - low flow THAT WORK!!
75. stopped running the water while shaving, brushing teeth
76. Collecting rain water.
77. But we do conserve water whenever possible - we have a rainbarrel that we use for watering our garden beds. - we don't wash our car except when absolutely necessary - we don't water our lawn during the summer and it always grows back in the fall
78. Taking care not to waste water doing dishes, etc.
79. Why no comments on Question 11??? The City of Nanaimo has averred that if it weren't for growth, our water supply is adequate. Why are we presumed to have to accomodate to unrestricted growth?
80. economize on water use to a degree.
81. Low water use dishwasher and cloths washer.
82. We limit our own well use and collect rainwater for gardening.

83. Adopted a night-time "Yellow is mellow, brown is down" flushing strategy. Fewer, larger laundry loads.
84. 1. Tell people to not pressure wash driveways or sidewalks every year. Tell the RDN to set and enforce such a rule. 2. Encourage the RDN to require 6 inches of loam for the lawns of all newly constructed houses - sandy soils for lawns are unacceptable. No loam, no occupancy permit. 3. Encourage the RDN and other water utilities to adopt (severe) inclined block pricing structures with metering.
85. Again, the growth is the issue because what we save by doing all the suggested steps is lost when another family moves into the area. So essentially we're controlling our water usage so others can move in. Also, metering water use may cut down water somewhat but it penalizes those that can't afford the high rates and those who are wealthy enough simply consider it a part of doing business or living.
86. We are currently on a well but we need a public water system as growth continues in the rural areas causing contamination of wells!
87. decreased lawn size, more native plants and plants that require little watering
88. I use a composting toilet. (Some models are getting very smart and easy to use.) I have rain barrels to assist with watering the garden.
89. All homes are metered in our Improvement District. I understand many areas managed by the RDN are not metered. Time to upgrade.
90. We never water the lawn, as I have a well I know the value of water, WE don't even leave the tap running while brushing our teeth. What I know is that there is very little care about the water in the area I live in. People have crossed ditched their property and have created large run off so that in the heavy rain periods my back yard can have as much as 4 feet of water on it. I have created a pond to hold back the water from coursing away quickly. The farm up the road from me contaminates French Creek and no one cares. The property one over from mine on the street behind me has operated as an auto wrecking facility and has of course send many pollutants into the Englishman River via Shelly Creek. No one Cares....
91. We, in our house, feel guilty leaving the tap running at all for any reason. We also encourage others as we meet them to be aware of the amount wasted.
92. I live in an apartment and try to make sure I don't run water necessarily. Don't over use the dishwasher or wash small loads of clothes. I take my car a couple of times a year to have it washed.
93. We use rain barrels to collect rainwater for watering the garden.
94. Last summer, my husband refused to water the lawn!
95. Water the garden at night only. We have a meter that helps us adjust our consumption based on known usage. Our basins are smaller than average.
96. When I drive in Fairwinds, I see people using their sprinkling system to water sidewalks and driveways as well as their lawns. We should be moving toward xeriscaping.
97. We conserve on water when we brush our teeth!

98. Removed lawn & planted a rain garden Have rainbarrels to use on plants Use eco friendly cleaners Use compost and hand pull weeds. Do not use pesticides or herbicides
99. Collect rainwater from all roof surfaces and store in cisterns
100. We are on well. University of Vic came out to test. Lucky we are in the upper and deep portion. There is contamination because of the way road construction was done but in the valley area. Never learned the results of the UVIC tests. steps taking by strata council (we're in a condo); our units have problems with water pollution, and though we now are said to meet minimal health and safety standards, this is no comfort for people concerned about good health and a preventive approach. Minimum standards do not assure healthy water.
101. None of the above is a solution, nor is higher water rates or user fees. We must curb development , discourage population growth, and look to managing our watersheds, stopping all deforestation, banning the filling in of natural wetlands (including refusing building permits to those who altered the water table before applying). Population must be held within the ability of the land mass to sustain it, including water and food production.
102. Landscaped my yard so that is has a "slow drain swale" that enables water to return to ground water table before it hits the ditch; my ditch is "unkept" ... with rocks in it intentionally in order to enable water to filter down to the water table before it goes out to sea.
103. We only shower every 2 nd. or 3 rd. day We don't run the tap throughout the tooth brushing process. We are gradually replacing plants with drought resistant ones.
104. how are municipalities going to supply water for farming. Have the municipalities that have farmland done any studies to see how much water is needed to sustain these agricultural lands that reside within municible boundaries
105. catchment and cistern water collection done (should be mandatory for all new houses built)
106. Reduced times on automatic water sprinkling system.
107. Our water pressure recently dropped as more housing developments in this area have come on line... is the system adequate?
108. I water the plants with Brita first - flow water (not suitable for drinking)
109. only turn on full loads in dishwasher, and washing machine - I try to conscious of water use
110. Sadly, many push for conservation only to support growth, sometimes ownly for there own gain. This is not how we should be thinking. We do have major concerns in many areas and climate change increased heat will only make the problem worse. In canada we have more information about our oil reserves than we do for water. We only drink 1% of our water yet have expensive systems to assure all is drinkable. Must support grey water systems and closed loop systems especially in new buildings.
111. we don't water the lawn!
112. We have never washed our cars. They last just as long as washed cars. It should be a crime to use treated water for vehicles and lawns. We have a low capacity water heater which discourages lengthy showers. We are careful to set our
- 113.

- washing machine to appropriate water amounts for load size. We have returned to using a glass for water when brushing our teeth and not running the tap. We do small dish washes in basins of appropriate size and we do not have a dishwasher although we entertain frequently.
114. We abide by the 'if it's yellow let it mellow' rule (selective toilet flushing). We take short showers.
115. Replaced lawn with drought tolerant plants.
116. Water use for domestic purposes should be conserved, while on the other hand to promote green (ie:watering plants and farming) should be encouraged to continue to use water to make the RDN green. Possilby promote use of water for local food production, while discourage use for asthetic purposes.
117. We are on our own well, so we are careful users.
118. -only operate dishwasher when full -only do full loads of laundry -save rainwater for garden -mindful around running the faucet
Because we are on a well, we take every precaution to keep our water clean and not waste it. Hand water gardens, use plants that do not need constant watering, washing machines that use less water. Dishwasher only used when full.
119. People on wells, by necessity are better stewards of water than those on city water. We do not get upset when our water gets a bit cloudy or sulphury.
120. Purchased 2 rain barrels. Live each day as if we were on a sailboat with limited water. Use rain runoff from the roof to top up our pond, which recirculates its water. Use grey water to water our vegetable garden.
121. I'm in an apartment and don't have a car or a lawn.
122. No lawn (I'm an apartment dweller). Rarely wash the car. Don't flush every time ("if it's yellow, let it mellow...")
Try to capture some of the water when waiting for hot water to run, and use it for plants, etc. Keep a pitcher of drinking water ready, rather than running the taps to get cold water.
We have our own well with a limited supply ... do not water lawns, only minimal landscaping that requires watering, mostly hand watering. On our rural wooded acreage at the top of a ridge that supplies water for Parksville, we have conserved our forest cover (this should be encouraged by RDN!!) and have two seasonal ponds with many seasonal watercourses. By keeping our lot forested we feel that our efforts help all households downstream. Perhaps reduced tax incentives for lots with minimal % of tree cover could be a way to help conserve watertables and aquifers downstream.
123. All communities must have a metered system. users must pay for what they consume.
124. Eliminate lawns and replace them with something that does not needwater. WE have far to many lawns. Power washers should not be used to clean driveways.
125. store rainwater,restrictions that rdn puts in place, eg.- 2 days a week is unrealistic for anyone who attempts to produce food in summer.
126. store rainwater,restrictions that rdn puts in place, eg.- 2 days a week is unrealistic for anyone who attempts to produce food in summer.
127. store rainwater,restrictions that rdn puts in place, eg.- 2 days a week is unrealistic for anyone who attempts to produce food in summer.

128. store rainwater,restrictions that rdn puts in place, eg.- 2 days a week is unrealistic for anyone who attempts to produce food in summer.
129. store rainwater,restrictions that rdn puts in place, eg.- 2 days a week is unrealistic for anyone who attempts to produce food in summer.
130. People who depend on wells can teach the "city" water people a few things about conservation. We do not allow leaky taps & indiscriminate use of water.
131. Turned off the tap between washing/rinsing hands, brushing teeth, washing dishes.
132. re-use gray water

Question #13: What steps would you favour the RDN taking to address the water quality and availability challenge?

Summary of most frequent responses

Response (total responses 228)	Number of respondents	Percentage of respondents
Higher cost for water use/metering	42	18.4%
Confirm carrying capacity before approval of more development	39	17.1%
Support water efficiency upgrades to buildings (i.e. rainbarrels, rebates)	39	17.1%
Protection of watershed/green areas	21	9.2%
Control sources of pollution/impacts from land use	19	8.3%
Education	17	7.4%
Controls on landscaping	8	3.5%
Permit the supply of water outside of UCB	5	2.2%
Insufficient infrastructure	5	2.2%

Complete responses

- 1 Install water meters.
- 2 make big users pay, restrict outside water use
- 3 metering comes to mind as does an all out ban on watering for cosmetic lawn purposes

- 4 Establish a Regional function and implement all the recommendations in the Drinking Water Watershed Action Plan
- 5 We live in a rainforest. We don't have water shortages, we have water management issues and one of the biggest is politics.
- 6 Link future development to securing sustainable water supply.
- 7 protect the watershed, no more development, no cemeteries, no gravel development, no hunting and fence the area, like Victoria, french creek water at risk of piss, dead ducks, phosphates, leaching chemicals and low levels in the summer! I believe french creek does not have a limit to question 14
- 8 Ensure a proper aqueduct system in place and ensure no land is removed from ALR for any reason.
- 9 restrictions on new construction, escalating water use rates, restrictions on lawn watering including at golf courses
- 10 Stop all the development going in. Keep the agricultural land base and stop selling it off. Put more restriction and building permits and tell city councils to follow your guidelines
- 11 User pays
- 12 Built more water storage. Limiting growth.
- 13 Educate, educate, educate.
- 14 - put in a treatment plant for quality - develop better water collection strategies - look at desalination process if necessary
15. We need to insure that water hitting our roofs doesn't get put into pipes to the oceans. If we reduce this waste, then we see what can be done to feed the acquifers.
16. stop allowing the privatization of water and reclaim privatetized water
17. If there isn't adequate water stop future development.
18. No thoughts on this issue.
19. NO growth in the watersheds and further restictions on development near water courses.
20. again: stop population growth and urban sprawl
21. Change building codes to require homes to have rain catchment and stoage systems
22. Development cannot occur where safe and adequate water supply is available
23. Moratorium on development. Discourage emigration to the island. Strict protection of our water resources, watersheds, creeks and rivers. For example Hamilton Marsh is currently in jeopardy.
24. Charge more for water. use the funds to build bigger reservoirs

25. Education and legislation that enforced, e.g. no water sprinklers for lawns, perhaps water meters.
26. water meters.. that are easier to read and low water usage toilets..like the ones used in australia. We had friends come here from there.. and they are very surprised how much water we waste.
27. Limit watering during the summer. It seems the RDN and City water parks and grass on a daily basis, rather than every second day as residents must
28. Look at limiting things like golf courses, malls and maintaining green spaces, development has to be addressed - it cannot go unchecked - its impact on water is undoubtedly significant ...
29. Again, sorry, I don't have suggestions here.
30. A general overview of water availability must be considered at all times so that one development does NOT impinge upon a neighbouring water supply. That is to say if a sub- division is proposed and proves it has enough water in the area we must ask if this water is being drawn off from the supply of adjacent developments. Developers must be seriously curtailed in their unending mission to pave the planet (or the RDN).
31. maintain quality by discouraging pollution sources; as for availability, I think doing nothing is better than giving people the false sense that water resources are endless.
32. nothing
33. Another reservoir.
34. Do not endorse any proposal that involves potential pollution of the water sources in the area - eg the airport expansion vs the Cassidy Aquifer. Do not allow heavy industrial businesses in areas where the surrounding residential properties are dependent on wells. Both of these situations could result in the pollution of water sources for a large percentage of the residents of Area A.
35. Build dams..... nature does!!! done right they are efficient and in most cases environmentally beneficial.
36. charge more for it.
37. Encourage grey water & rain barrel usage. Provide reasonably priced equipment for doing so.
38. harmac gets water from 2nd lake, duke point gets water from the cassidy aquifer, why are the humans having trouble?join the city water system
39. NOt increase property within the regional district containment.
40. Does Nanaimo meter watering for individual houses. If not, it should and include a charge for maintenance of the water delivery system.
41. 1. Restrict development of residences, businesses, or industrial sites that rely on septic systems for disposal of waste; insist on community sewer arrangements and minimal treatment of all effluents. 2. Institute controls over drilling and operation of private wells, to reduce the risk of contamination of aquifers. 3. Ask the provincial government to return to the practice of inspecting septic systems. 4. Discourage development in upland areas.
42. Start educating people to think as they do in UK and Europe. Water has never been a problem here in Canada, so people waste it not realizing that they are doing so. The public needs educating.
43. Roof top rain water collection on buildings, Mandatory construction of cisterns underneath houses, Build more small scale resevoirs,

- and ponds in the landscape, create manmade wetlands to treat stormwater from roads meter water on houses restore ecosystem functioning in neighborhoods to hold more water in the landscape
44. Impose that restriction all over the RDN, and enforce it.
 45. Moratorium on building.
 46. Keep infrastructure in good repair so the water isn't all leaking out.
 47. Meter all the homes in Naniamo, WE did that in Abbotsford and makes us all aware of how much we use when we pay for it!
 48. Metering and educating people on how to conserve water, when to be more careful-peak times of day etc
 49. Option for buildings to have composting toilet without having to have septic tank as well Require rain conservation Allow grey water systems in building code
 50. Promote conservation Introduce graduated charges based on volume used
 51. Implement user fees
 52. Provide rain barrels to residents could be one thing.
 53. see above
 54. Do some studies and follow the recommendations
 55. Seek new reservoir capacity.
 56. Stop logging companies from logging too close to rivers, streams, (look at the Englishman River for eg). Why are bldgs being built over aquifers.
 57. a ground water protection plan
 58. Speaking from a rural part of the RDN I would like to see our wells monitored for consumption and a mandatory clean out of septic tanks every 3 or so years.
More public education, possible partnerships with companies that sell products that encourage water conservation which would sell products at a lower cost if they brought in their old showerhead or maybe a one-day coupon to purchase a low-flow showerhead to members of the public. This is similar to what has been done for exchanging Christmas lights, halogen lights, etc. for coupons towards more energy efficient ones. How about public tours of the watershed or water treatment plant so that the public sees how valuable the resource is and how much effort goes into making sure water is kept safe for public consumption. Demonstrate how much water is wasted if you have a leaky faucet, for example.
 59. Be diligent in protecting the watershed ; Monitor forestry chemical use.
 60. Strict outdoor water restrictions in summer months. Landscaping guidelines requiring low water use landscaping. Workshops and education on xeriscaping. More environmental education in schools. Arrange rebates for residents buying low-flow shower heads and dual flush toilets.
 - 61.

62. storage is the key
63. Preserve water sources where possible, ie. Jump Lake Reservoir...minimize industrial/logging activities nearby.
64. Please avoid privatization. I've no problem with my tax dollars being spent on public water supply issues.
65. not informed enough to make a valid comment
66. Promote gray water toilet installations
67. With the water restrictions, I think that is a good part in it.
68. demanding water catchment for all new development and supporting existing residences to acquire water catchment system
69. Take water from upstream on the Englishman River. Filter out chemicals in ground water. My water sometimes tastes like solvent which shows a terrible problem. THis should not be!!!
-require low flow toilets in new construction -require water collection off of the roof on new construction -require above ground drainage in new developments -stop granting development permits in areas with unproven water capabilities eg Area G French Creek
70. -Make water provision a public service, not private, for profit, business. -Buy back the provision of water for Area G- French Creek from the private company currently supplying water for the company's profit.
71. Manitory lawn watering before sunrise and 2 hours after sunset. Protect the watersheds with more forestation
72. Duplicate Capital Regional District programs.
73. we need to be able to capture rain water at each residence to be used as gray water.
74. Take stronger leadership in stormwater management policies. Limit new golf courses in the RDN to those with sustainable, water wise design.
75. Limit the growth of both residential and business starts to the area
76. Look into initiatives supporting the use of grey water in residential and commercial buildings. Keeping population growth within sustainable levels.
77. INDUSTRIES USE A LOT OF WATER. MAYBE THEY COULD RECYCLE SOME OF THAT WATER IF IT'S USED IN NON FOOD APPLICATIONS
78. Restrict the Forest companies in the Nanaimo R. watershed from fertilizing with toxic wastes.
79. Protect key watersheds from development by securing regional government ownership.
80. implement water meters in cities/towns, provide a service that monitors well water at least once every two years (paid for through prop. taxes) in rural areas.
81. Protect our aquifer - oppose industry when close to the aquifer and water supply.

82. raise rates for consumption. Insist that developers pay full cost of provision of services to new developments
Ensure that industry is held to high anti-pollution standards; DO NOT permit development in areas of insufficient water supply. If development is sought in areas of contaminated water supply, then the costs to remediate the water (if possible) should be borne by those intending to live in that area as well as the developer...by this I mean implement the concept of self responsibility. Liveable land is a finite resource: do not spread the costs amongst the rest of the District because this only hides the true costs of over-development. At some point the District must say NO MORE, because it is not sustainable. In new developments, make water conservation mandatory, eg: insist on grey water systems, roof water collection and water minimizing appliances. Get people started on thinking this way as the new norm--but DO NOT mandate retrofitting of existing homes because it will cause resentment and for the most part is cost prohibitive (perhaps look at incentives?). Make it a requirement of new development, where some of the profit of development can be diverted to these conservation measures. It will catch the public's imagination and people will voluntarily look for ways to conserve since it will be "the socially acceptable norm";
83. Disclose what options you have explored and relevant costs in some form of public forum or proactive communications strategy (e.g. special newsletter, MLA liason)throughout the District.
84. Not sufficiently informed to comment
85. Install more sewer systems and eliminate septic systems.
86. Increase the cost of water. Implement educational programs for the public.
87. Ban the use of cosmetic pesticides, and herbicides in the RDN. Meter all water consumption, and charge full market value. Partner with community and neighbourhood groups that are dedicated to water conservation and preservation to work within their communities to bring about behaviour changes. Enact immediately bylaws that will stop local industry and business contributing to ground water pollution and contamination.
88. Do more to explain the situation to all residents with facts, figures, and maps.
89. Meter ALL homes and business to curb excessive consumption. Adequate reservoir/water shed area be established. Future potential of desalination. Encourage new construction install rain catch systems for use for lawns, gardens, general irrigation.
90. Subsidy for home upgrades like low-flow shower heads and dual-flush or low-flow toilets
91. Quality - have state of the art water treatment plants Availability - store water during the wet season(s)
92. work with the municipalities and electoral areas to produce a comprehensive water plan for the region. Find out what parts of the region are most at risk, and think both short term and very long term at least 50 years.
93. You already have good programs in place, but people don't appreciate the cheap water they now receive so they waste water. In other provinces water can be much more expensive and so it becomes self regulating. When you start paying \$100 per month for water and sewer, you conserve!!
94. Take the water supply into consideration where the RDN has any say over logging. All water supply issues relate to conservation of wild spaces and vegetation.
95. Don't know because I have just moved here and am not aware that there is an availability challenge here for water. If there is a real concern, the city could always install water meters and people would have to pay for the amount of water they use.
- 96.

97. encourage people to use less water, especially in gardening.
98. Reducing the number of new homes. There is only so much water and that supply cannot stretch to all these new developments.
99. Consideration should be made for building dams where feasible for water storage could also be used for hydro power.
100. Look further into recycling grey water and converting salt water into freshwater. For desalination there is a project being done by the Spanish government: "The project consists of placing floating desalination plants out at sea powered by wind turbines, allowing them to produce fresh water with virtually no impact on the environment" (taken from <http://answers.google.com/answers/threadview?id=553849>)
101. Prohibit growth in areas without adequate water. Educate public about conserving water.
102. monitor water consumption during high usage periods - enforce water restrictions
103. increase the water rates on a sliding scale. People will change their habits when faced with cost increases
104. educate public that water not infinite
105. Water meters, promote xeriscaping. Too many people are obsessed with lawns that take an inordinate amount of water.
106. 1 Ensure water is priced so that every user pays the true full price of water used. 2 Have an independent water authority whose sole responsibility is the provision and delivery of water and removal & treatment of sewage. 3 The authority granting bulk untreated water permits for farmers &/or industry should be responsible for the complete drainage basin the water comes from.
107. less bathrooms.
108. reduce pollution from industry. limit development to sustainable levels.
109. Using the trunk pipe set up for sewage years ago the village node of Coombs should be hooked up to the French Creek system OR new treatment systems should be installed in Coombs, Errington, Whiskey Creek village nodes to alleviate the over saturation areas
110. reduce development unless they can show there is enough water
111. encourage rain water harvesting, protect water quality through protection of our watershed.
112. I like the steps the RDN has already taken with summer watering restrictions and premium pricing for heavy water users. Perhaps the RDN could go even further by making water more expensive during the summer months than the rest of the year. It's likely fewer people would flagrantly disregard posted watering restrictions. I support limiting development in areas lacking sufficient water or having developers pay a premium for development permits in such areas to help pay for the infrastructure to bring water in. Future residents of said areas would likely also pay a premium for their water. I also support higher property taxes being collected from those whose water must be treated due to contamination if the source of contamination can't be eliminated.
113. Show how important it is by making more strong rules to control the cleanest and purest water from the mountains. Water comes before food.
114. higher price; individual home meters; do NOT privatize

115. Give rebates for dual or low flush toilets
116. Either people don't know better, or they don't care. I'm afraid my vote is for ostracizing the people who just don't get it.
117. Develop a PR/ educational/incentive campaign to encourage them to take action.
118. separate systems for grey water and black water and the recycling of grey water
119. Not sure.
120. have scientists (NOT busy-body officials) study the water situation and decide how many people the area can support, then don't allow the population to exceed that number. also, i see developement right up to the riverbed in many places: this should be about as legal as murder. developers should be held 100% accountable for how much or little respect they show for local water.
121. Ensure that alternative technologies would be legal - ie: composting toilets, greywater re-use.
122. I have no knowledge of this problem so I know nothing about it
123. Increase cost for water
124. Work with major private landowners to devise a forward looking development plan.
125. Develop a plan that would include a larger area of users and provide leadership that would encourage everyone that working together is better. Even those with good quality water should be willing to pay more for water delivery and improve our delivery systems.
126. Develop a plan that would include a larger area of users and provide leadership that would encourage everyone that working together is better. Even those with good quality water should be willing to pay more for water delivery and improve our delivery systems.
127. stop watering the lawn of city hall every day with sprinkler heads that point at the sidewalk
128. -set rates to encourage conservation and meter usage -encourage backyard rainbarrel for garden watering
129. all public areas should be gradually converted to plants native to the CDF ecosytem or xeriphytic species; homeowners wasting water should be fined; city and RD employees wasting water should be discharged
130. Embark on an inventory program of water supply. Improve protection of water supplies/watersheds by controlling activities on watershed land. Learn to make hard choices in terms of judiscious allocation of water. Set ecological needs as more important than further human needs for water.
131. Pleas do nothing you'll only screw it up
132. Encourage more green buildings which use less water and recycle greywater. Discourage the use of lawns and any disallow the development of any additional golf courses.
133. Water meters everywhere!

134. Increased development only if there is a proven ability to provide water, and infrastructure.
135. educate the children on conservation - this will spin-off on their parents
136. Improve the quality of water. serious fines for those who abuse the restrictions in summer.
137. Reduce the amount of water that gets poured onto fields and parks
138. Get ownership of all flowing water and watersheds
139. only watering gardens on certain days.
140. Complete the new intake at the Englishman River
141. stop huge developments.
142. - more information is needed - make more information available to residents
143. Raise the rates
144. Not certain
145. Develop a growth plan and appropriate planning tools to implement it. Boom and bust growth cycles are, to some extent, controllable through existing planning tools. Use them.
improve wastewater management. Consider wastewater and stormwater treatment technologies that can produce potable water.
146. Enforce conservation by having variable rates depending on usage levels - i.e. have breaking points in household water usage, which substantially increase water consumption fees. If it is clear that water demand cannot be met, then population growth may need to be slowed or stopped. But greater conservation, reuse, and possibly projects to tap more water resources, if all else fails. Encourage more densification to mitigate water lost through transmission from the source to the homes.
147. More severe watering restrictions for lawns.
148. Improve the utilization of the Arrowsmith dam. Build better infrastructure and reduce waste of what we have.
149. Collect and use more surface water in out systems
150. To take the GIS mapping that is being done on Vancouver Island with respect to aquifers and ensure that new developments do not severely impact another's current water supply as I know has happened in the past in the RDN
151. find groundwater sources within the district and create dams/reserves for future use.
152. Water harvesting encouragement. Better management of groundwater resources.
153. Stop washing the streets.

154. House to house education. new construction must have proper devices.
1. Water for all new and existing developments must meet the Canadian Drinking Water Guidelines. If it doesn't a new development can't go ahead and existing developments must be upgraded and the bear the costs. 2. All water from surface sources must receive full engineered treatment and disinfection. All existing utilities must be upgraded if they source from surface supplies. 3. All watersheds must undergo a carrying capacity analysis for ground water and surface water - recognizing that the two are interconnected. Mother nature and agriculture are presently undersupplied. 4. The two biggest problems are winter impoundment and where to store water when so much of the potential land required is privately held. 5. If growth is restrained or severely limited then there would be not quality and availability challenge. Qualicum Beach and Okotoks Alberta apparently have done carrying capacity analysis and set limits on growth.
155. Monitor water usage of industry's, and golf courses. Perhaps they can adopt ways to use grey water rather than fresh.
156. Stop the growth UNTIL the RDN has determined what the carrying capacity of the region is re water supply and food production. How many people can this area support? Because with peak oil and global climate change here or on the horizon, these issues are only going to get worse.
157. Develop more and of course we the taxpayers must pay our share.
158. maintain as much green space as possible, particularly along watercourses/waterbodies, as these store and clean water without any cost
159. Greater control of the watershed and wetlands. EG. Hamilton Marsh must be maintained as a wet land. Use the best science to study water flows and have all development return water to the underground systems. There should be minimal sudden flows into the ocean.
160. Don't permit development where water quality/quantity might be compromised, or where water vulnerability is high. (&, by the way #14 below is misleading - since the RND can decide whatever it wants - but the City of Nanaimo wins every time ..and they don't give a shit about anywhere else.)
161. Increase the price of water -stepped rates increased. Access to clean water may be slowing growth and use of water, a good thing.
162. Restrict growth. Look at rainfall patterns over the past century. These are available. The 70's, 2001, and many earlier years were very dry -- less than 1000mm/year. Multiple years of low rainfall result in declining aquifers. We have records to prove this. Base additional development on a real analysis of available water.
163. 1. Direct action to protect drinking water sources through watershed protection 2. Water pricing within the RDN should be based on a measurement of a cost per liter .. not cubic meter. Almost every liquid we purchase is measured in liters so if we paid e.g 5 cents a liter for water you would find people much less wasteful
164. expand the Nanaimo city water supply to the RDN area C
165. I agree with watering restrictions. Also, those using the most water should pay the most for it.
166. I think that each area of Area F should have a water watcher group. The residents that live on say. Bellevue, Dobler, Ruffels and Fair need to understand the inter dependency and responsibility of the water in our area. These groups would actively undertake the job of water for this area, reporting to a larger body and then to the Regional District. We need water conservation, hold back of run off and some large ponds to collect this water. Other areas will of course have other concerns. But I see this as a job for the Regional District, I might add that the representative for my area has never responded to any of my concerns about this or other issues.
- 167.

168. Every time a house whether new or old is sold, it must have low flush toilets, newly repaired taps, low flow shower heads and even the new 'LEMUR' timers on the shower heads be promoted. Eventually all home would be converted this way.
169. I am not sure , as I don't really know what options are out there to conserve and protect our water
170. I think there should be stricter enforcement of water restriction days during hotter months, as many residents do not follow the guidelines. I would be in favour of fines. Also, we need to find a better way to reuse gray water (water that is useful for things other than consumption), although I have no idea how the RDN could specifically begin such a program.
171. Increase water availability by building/increasing water storage facilities - even if it means a substantial increase in the cost of our water - it's better than being told not to water our gardens.
172. Increase water availability by building/increasing water storage facilities - even if it means a substantial increase in the cost of our water - it's better than being told not to water our gardens.
173. Provide the funds to ensure the water handling facilities are up to date and needs.
174. I think that infill lots should be permitted in existing areas where possible as some home owners have been waiting many years to subdivide a couple of lots for their retirement. Large scale subdivisions should be examined very carefully. If you are going to limit growth in some areas, then those standards should be applied fairly throughout the RDN
175. Don't privatise ,or we may lose that resource too.
176. Regulations & Enforcement
177. On Gabriola, the building code should mandate water collection systems for all new construction. Provide incentives to collect and store rainwater (e.g. rebates on cistern purchases)
178. City water will have to come eventually. People are trucking in water in the summer and there is higher usage on our street alone.
179. water should be available everywhere, not used as a club to stop development. Some residential water wells are producing poor quality water but because the residents are outside the magic UCB they are denied safe drinking water.
180. Taking water pollution seriously; not leaving major repairs and expenses to householders and strata councils.
181. work actively to protect our watersheds and rivers, protect wetlands, stop deforestation, demand all tree farms be farmed, and harvested on a sustainable basis.
Make it less difficult to install grey water and rainwater collection cisterns. I looked into it when I rebuild and the health and other regulations were prohibitive; all new building projects have draining systems that enable water to return to ground water rather than shipped out to sea; start re-development of existing structure to do the same as part of the maintenance budget. Really protect all remaining forest lands and wetlands (whether on private or public property); protect our watersheds - insist on that with provincial government.
182. 1. Freeze all development until a proper balance between water requirements and supply is certain. 2 Landscape all municipal property with plantings that do not require frequent watering. 3. Ensure that all municipal sprinkler systems are functioning with the least possible waste of water. 4. Enforce the water restriction regulations of the general population.
183. hire professional people in this field to provide options for the public to review
184. we are already metered. people who use too much inappropriately should be fined and cited in media.
- 185.

186. Implement land use and zoning policies that balance appropriate human water needs with the supply required for a given population and those of the ecosystems that sustain us.
187. It seems crazy that the citizens of Nanaimo and area do not own the lands which are the major water supply. Province could easily help out by negotiating a land swap for crown lands that have similar economic value but not needed for water supply. Security of water a major issue.
188. Mandate low-flow toilets in an RDN specific building code; work with VIHA to find a way to permit manufactured composting toilets and grey water irrigation systems (e.g. Clivus Multrum); create a protected areas network with watersheds as its backbone; raise water rates, but provide rebates for food gardens, or gardens that have habitat value for native bird and insect species; promote the development of green infrastructure for sewage, runoff, and rainwater.
189. Perhaps building better water storage facilities. Enforce the installation of low flow shower heads and low flush toilets. Help those who cannot afford the installation. Educate about and help install grey water systems so that this water can be reused for non drinking purposes
190. mandatory water collection for all new housing
191. Deal with proven facts by qualified people, not over reactive environmentalists using the fear factor to scare the population. Prepare a long term plan. What happened to the 7 dam proposal on Mount Arrowsmith from 15 years ago?
192. Water availability is naturally limited; reduce demands by limiting development
193. Slow down development until the infrastructure and sources of quality water are determined and secured.
194. supporting and promoting rain water collection for use in watering yards, purchasing water sheds and protecting water shed areas from logging, promoting wetland conservation, promote native drought resistant ground cover for homes.
195. Build more infrastructure
196. prevent siphoning off of Craig creek upper waters by farmers and others
197. Develop water recycling technology; stop constructing and maintaining lawns, decorative gardens only with food producing gardens.
198. not sure...re next question....not sure that this policy is being adhered to (i.e. Cable Bay development and possibly others)
199. Promote replacing existing toilet with low-flow toilet by providing a reduction/rebate on water rates for proof of purchase and installation of low-flow toilets.
200. All that is available and assure this is done for the right reason as indicated
201. PUT IN THE INFRASTRUCTURE BEFORE ALLOWING EVERY SCRAP OF LAND FOR BUILDING ON SIMPLY TO INCREASE THE TAX BASE!
202. mandating rain water collection systems for commercial and residential developments, grey water reuse, reducing the ability of homeowners to maintain vast tracks of useless lawn!
203. Deal with water wasters. We believe some California communities have been driven to limiting excessive usage.
204. keep development away from our source of water

205. limit levels of water use allowed for decorative yard watering. Provide incentives (rebates?) for homeowners & renters to purchase low flow showerheads & toilets.
206. Limit the number of people moving in to the water supply available. Reward people who use less water and make people pay more for amounts beyond what is reasonable. Put rain barrels in all new houses and gradually add to current houses. Find ways to conserve and use grey water for watering.
207. Continue the WaterSmart program.
208. Good job is being done so stay on course
209. Look at additional water sources - reservoirs, wells.
210. Keeping the citizens informed, educated, and aware of where we get our drinking water from, what affects the quality and availability and what we can do specifically to reduce pollution regarding the water, to protect the water and what the future plans are regarding the water.
211. long term planning and funding legislated, for example storage and pollution standards
212. not sure
213. Ensure there is adequate water before issuing more building permits. Put more effort in educating people on conserving water. Ensure the taxpayer money already invested in building the Arrowsmith dam isn't wasted, i.e. water will be available to Nanoose Bay when needed.
214. Allow grey water reuse; promote rainwater retention.
215. Encouraging water conservation with education, watering schedules for homes and consumption guidelines for businesses (with fees for blatant disregard of same). Water metering and graduated pricing. Prohibiting any development that will exceed the overall water availability. We should be moving towards technology that will recycle water and make new development self-sufficient. Developers should be required to "foot the bill" for water services above and beyond any already in place. Severe penalties for polluting fresh water sources.
216. Conserving and increasing more tree cover upstream/upslope. WAAAAY more replanting of logged areas should be an ongoing operation. Private forestry practices can be blamed for availability and should not be allowed to continue to log at all in the RDN... they have taken enough, too much already. If we have trees to hold the water upslope we have water downstream in the aquifers that serve village nodes and municipalities. There are some farm operations that contribute to poor water quality ... their income efforts should not trump downstream users.
217. Living in an apartment limits potential improvements by the rentor. It is likely best to target landlords to make improvements, especially since most rentors would not see any real advantage to making improvements since their unit is not a form of equity.
218. Water meters everywhere.
219. Require all water providers to adopt metering
220. Already mentioned lawns and powere washers.
221. make some attempt to curtail present rate of growth, it is obvious that our restrictions are in place to facilitate further growth and expansion, as population in area increases, our water use decreases, when is the decision made to stop this stupidity?, when our

ration has dropped to a litre a day per person.

222. restrictions on landscaping, public education, use pricing as a tool to discourage high use

223. Convince the City of Nanaimo to supply water services outside the UCB.

224. - explore resources - control sources of contamination - gas stations, industry, roads and parking lots

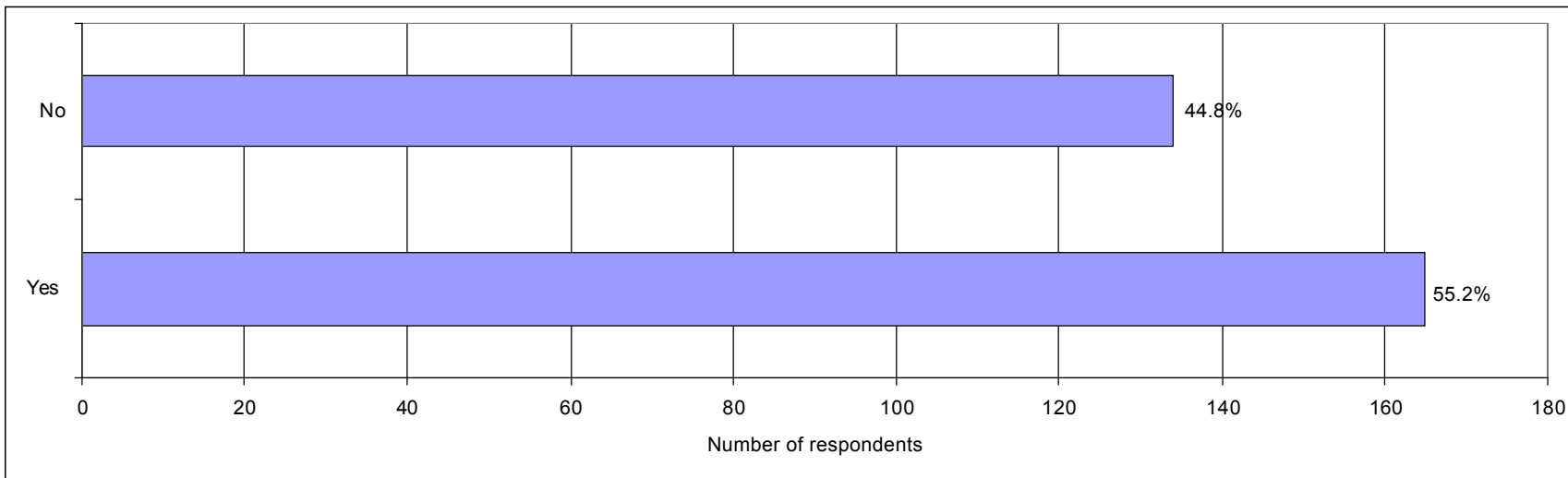
225. Allow gray water to be used for watering. Build wells and take water from rivers above the areas of contamination. In other words protect the watershed and make it unavailable for development.

226. Take back GNW

227. like many i have plenty of ideas but there are many organizations that have put much more research into these questions. for example use the principles as set out in 'develop with care' as provided by the Min of Environment. conservation -stop watering lawns, golf courses etc more permeable surfaces, less parking lots, get cars off the road with urban planning, alternative transport such as trains, bike paths buses etc should take priority over cars. phase out and remove any business or industry that has the potential to pollute aquifers with toxic run off. do not expand the airport over one of our biggest and most vulnerable aquifers in our region! educate about alternatives then ban the use of toxic chemical cleaners and pesticides. work with and support the ngo's struggling with the same issues with little funding and dependant on volunteers. education and input for all.

228. Have city share the water with all! (like Lantzville)

Question #14: Are you aware that the Regional District of Nanaimo has a policy of limiting new urban growth to designated areas of the district?



Question #15: When considering where future development should occur in the region, what do you think are the most important considerations? (Please rate the following considerations)

	Not important	Somewhat important	Important	Very important	Rating Average
Keeping the development costs low	22.8% (66)	44.5% (129)	22.1% (64)	10.7% (31)	2.21
Preserving our rural heritage	5.1% (15)	20.5% (61)	26.9% (80)	47.5% (141)	3.17
Protecting wildlife, water, and clean air	1.0% (3)	3.0% (9)	19.1% (57)	76.9% (230)	3.72
Concentrating development in existing town centres	7.5% (22)	16.6% (49)	29.2% (86)	46.8% (138)	3.15
Allow residents the freedom to live in subdivisions and acreages in all parts of the region	46.7% (134)	27.2% (78)	16.4% (47)	9.8% (28)	1.89

Other comments by respondents:

Summary of most frequent responses

Response (total responses 114)	Number of respondents	Percentage of respondents
RDN should control the spread of development into rural areas	33	28.9%
Rural/resource lands need to be protected	22	19.2%
Protection of open space/wildlife habitat	15	13.1%
More efficient delivery of services	10	8.8%
Development may be considered on resource or ALR land	6	5.3%

Complete comments

- 1 Relate growth directly to water availability.
- 2 The recent proposed changes to the urban containment boundaries by the City of Nanaimo fail to meet most of the goals of the Regional Growth Strategy
- 3 Don't burden existing residents with the cost of infrastructure requirements for future developments. Make the developers pay all additional costs.
- 4 Get the developers under control.
- 5 - water availability/quality is primary
6. Our results to date for urban containment are not working, as per capita growth is greater without the UCB, rather than within. We need to eliminate the ability to build two houses on a 5 acre parcel, and require building inspections and permits in all areas.
7. Restrict the populations of specific areas and keep these numbers sacred. We believe we are at a reasonable carrying capacity now. Unless the Region can prevent the City's from expanding their Urban Containment Boundaries into Resource Lands and Rural areas when their own UCB is not developed to capacity, this whole issue becomes a moot point !! There is clearly two standards in the RGS and the residents of the Electoral Areas are paying the price by providing the land to maintain the 'Rural Integrity' to the Region so land owners in the City can profit on development. Some rural development can occur on rural lands if done properly. The Region needs to have a serious look at this possibility as a source of affordable land.
8. Future development will be harmful to our communities and for the island as a whole. Here is another definition of sustainability - "means living within the limits of ecological sustainability, which is the maintenance of ecological processes so that the biological productivity of the Earth endures without dependence on non-renewable resources."
9. Restrict development in pristine areas.
10. I feel developments undertaken by out of town and out of province individuals has greatly impacted the region in many negative ways - they lack the understanding, love and respect for our home and seem to see it as a marketing campaign or for profit venture which cares little for the qualities we have invested by living here, sometimes at a sacrifice to our bank accounts ... and others come in and decide our fate and the fate of our region, its trees wildlife etc.? I don't get it. Economic growth and gain for certain individuals, corporations has impacted many of the things we love about this region.
11. Being green about it.... green spaces, green construction material and practices. The design of the development should encourage a sense of community and stewardship
12. Areas that have no recreational or agricultural value should be considered for future development. There must be green spaces.
13. My family chose to buy a home in the old city quarter in order to be in walking distance to many services. I make an effort to support my local businesses & services in my neighborhood. I feel that encouraging mixed commercial & residential zoning is important in able to reduce our reliance on fossil fuels.
14. Unless you improve infrastructure roads and sewer there should be no more development
15. How can you "preserve our rural heritage"? Most residents of the region do not come from a rural area, so how can it be 'their' heritage? By totally freezing rural lands, my children cannot even live in the rural area they grew up in. Some limited

- development must be allowed to occur in rural areas to allow this to happen . In many areas existing 2 Ha parcels could be divided into 1 Ha parcels .This would retain the rural character of the neighborhood and allow limited growth. This would help alleviate pressure on the existing housing market and free up some affordable housing .
17. stop trying to infill and increase density on the backs of current single family owners.
 18. Consideration should be given to incentives to encourage higher density development,- for example, offering assistance with infrastructure.
I think future development in the rural areas should use an ecovillage model of land use management, which create tightly clustered low footprint developements in rural areas, leaving the rest of the land for agriculture and forestry. We need to reinvorgate our rural lands so that there are people who can be producing our food in a sustainable way. The Land conservancy is making headway into creating models for cooperative farms which employ many more people than conventional large scale farming, but also requires more housing than ALR housing restrictions.
 19. Beside considering the availability of water also consider waste water/septage management.
 20. Limit the number of people that can actually come here to live. Take a number!
 22. There are specific areas in the ALR that do not meet farm land criteria. They should be rezoned for something else
 23. I chose to live in Nanaimo because of the diversity and the GENUINE caring for each other. It is a fantastic spot to raise a family. Nanaimo is unique in Canada. It takes care of everyone in the community and respects the environment as much as possible. I hope the RDN continues to do so.
 24. If we don't have a healthy environment via prioritizing development (low cost housing)we won't have an environment, period.
 25. Anyone favouring development in greenfield areas certainly hasn't thought much about climate change and doesn't care.
 26. protect all parks and green spaces, encourage retention of natural vegetation MATCH agricultural development with residential/commercial.
 27. Protect farm land and farmers.
 28. Do not create more urban center nodals where the current homeowners do not wish them. Develop the nodals in directs that are at right angles from the arterial roads and not strung along the highways for miles as has been done in Nanaimo and Parksville in the past. Look at what Qualicum Beach is trying to do with their development and follow their process. That town's development is exemplary in my opinion.
 29. Before development decisions are made more open informative information should be made to the public
 30. Remove Nanaimo City control of the RDN.
 31. Continue with redevelopment of downtown. Take a page from some coastal towns and villages in the Washington area which have created vintage and crafty tourist destinations with artists and craft presons
 32. Protecting the city's trees and heritage homes.Purchase the E\$N corridor and run a transit system with that as its spine.
 33. Will the development help the RDN meet its targets for smart and sustainable growth.

34. Allowing people in rural areas to build secondary homes/suites would help the affordable housing challenge. At the moment we cannot have a second dwelling on 5 acres (Spider Lake - Area H), which I think is bad for affordability. It is one thing to concentrate development in urban centres, but some people crave the space and peace of rural areas and allowing more subdivision and or secondary dwelling in these areas would help affordability, if it was done in a manner to preserve the rural feel of the area.
35. Maintain the Urban containment boundary - keep rural areas rural, encourage small farming and small cottage style businesses on acreages.
36. See above comments. Suburban sprawl, in my opinion is only a win for developers and those who benefit from their profits. It is costly to the public to install services (utilities, roads, fire, police etc.) to the homes; it is costly to those who live in suburban developments in terms of time spent in cars; and it is expensive to the environment in terms of land destruction (roads, water, arable and wildlife land loss, car exhaust etc). We must concentrate on improving and concentrating the communities we already have, instead of looking for new lands to develop. Many of our existing neighbourhoods have lots of potential for re-development (Harewood comes to mind, eg). Developing land outside of designated urban areas because it is less expensive is VERY short sighted; the District is paying for today by stealing from tomorrow.
37. I think development costs should reflect the cost of the impact to the environment. It is essential that building practices adopt environmentally friendly practices, which until the norm, may cost more.
38. Keeping the development costs low - by building smaller more cost effective homes, and sustainable neighbourhood planning. No more subdivisions!!
39. I myself feel developing downtown Nanaimo and filling those empty spaces is a frontrunner in importance. Those heritage buildings deemed unsafe should be made safe. Yes, it's costly but so is adding onto another box store in the north end. I grew up with downtown being a hangout and I wouldn't want my kids downtown now.
40. I don't understand the pros and cons of this issue. You could do more to explain the whole scheme in brief simple terms with maps, facts, and figures. Everybody is short of time, so brevity is crucial. I am reluctant to read, as I must read constantly, and I get tired of it. Could you make a video explaining the situation?
41. If the land is designated agricultural land, it should not be appropriated to be used as residential land. Urban areas can always be developed further (ie. West End of Vancouver, False Creek area).
42. Can density support development costs and services by the district
43. Prepare a study that looks at the rural areas as a whole, understand why subdivision is taking place. If there is a good 'rural' reason for subdivision or a type of development, then consider permitting such a rule. Look for ways to increase the size of holdings so that they are viable for farming activities. Look for strategies to give existing owners transferable development rights or other incentives not to subdivide. Support more hobby farms as a possible approach. Do not allow subdivision to take place simply to accommodate homes, and lifestyles that simply are not rural. It simply shouldn't continue.
44. I can only compare Nanaimo with Richmond across the water and compared with Richmond, Nanaimo is a dream! That's why I moved here!
45. I don't understand the last question. Freedom? If you mean uncontrolled development then I am against it
46. we must preserve and if possible increase our farmland. Not just small pockets here and there, but very large areas to make them viable and sustainable. Heavy emphasis should be put on protecting all our streams, rivers, lakes, marshes etc with big fines and remedial work enforced on anyone who damages them
47. planning transportation routes and facilities with the growth of subdivisions esp in rural areas It is essential to use the parks allotments to create a route before the sale of land people will buy property beside a trail and they agree with trying to put a trail in after they have lived there usually goes sour

48. Preserve and enhance agricultural land
49. More condensed high rise
50. Saving farmland
51. Availability and frequency of public transit. Bike lanes and bike racks in all communities.
52. water and wildlife should be more valued than the citizens are because the welfare of our environment DIRECTLY affects us. unfortunately, the effects may not become visible for years so we need to be very strict with ourselves about conservation before it's too late.
53. Preserve the ALR to ensure future food security.
54. preserve forests and watersheds to wildlife have a place to live. Dissallow use of pesticides to keep the air and water clean.
55. Promote 'green' based quality development in a phased and balanced nature. Stop piecemeal infill with mediocre quality development.
56. Creating affordable (cost effective housing) with multiple dwelling in urban areas. Increased density,
57. Creating affordable (cost effective housing) with multiple dwelling in urban areas. Increased density,
58. -design relatively compact communities like Qualicum Beach rather than permit urban sprawl as in Nanaimo and Parksville. -in larger centres encourage development of village-like neighbourhoods so that amenities are within walking distance (as opposed to the Wal-Mart, Home Depot, Canadian Tire centralized mega store) -
59. Accept that there must be a limit to growth, based on ecological capacity, and social desire to retain rural atmosphere.
60. I don't understand the last question. I Canada we can live anywhere we choose. Is affordability the issue you are trying to get at?
61. Why no comment box for question 14. While the RDN may have such a policy and was even awarded a prize for its Urban Containment Policy, when tested, the policy was abandoned by the RDN without comment or struggle. What use are such policies? Some of the terms and implications of those terms are unclear. Freedom to live in subdivisions and exurbs means no urban growth boundaries, right? Not too sure what rural heritage means. If it means preventing sprawl and expanded urban development into 'rural' and exurban areas, then I support that, because there is plenty of land within existing areas, especially if we allow densification. Urban growth will need to be accomodated by building up not out. Portland, Oregon may provide some good case examples of 'best practice.'
62. A few residents in interest groups appear to be compromising the desire of the overall population by limiting change. They appear to be more concerned with change than the overall vision of a healthy and vibrant community and environment.
63. keep industrial development out. Even small business on personal property that creates NOISE pollution
64. So-called urban areas should not be cookie cutter 700 sq. m. single family lots. Density targets should be measured on a wider scale so that a mix of lifestyles can be achieved - large lots, small lots, patio homes 3-story walkups and high rises. The latter need lots of green space. Need lots of neighborhood strip malls with grocery, barber, real estate, professional, pharmacy, dry cleaning, fast food etc.
- 65.

66. Limit subdivisions in rural areas to half acre lots or larger. Maintain agricultural areas, do not allow high density housing to be built on farm lands.
67. Again, even if development is concentrated in the urban containment boundaries, the additional people will still need more water, food, and other resources and they will emit more GHG and wastes, all of which will increase with increasing population. This is a no-brainer and is the reason why the RDN has failed to achieve little in the way of its RGS goals over the past 11 years. Smart Growth may be a good livability concept BUT it is not a sustainability concept. Your advisers leave a lot to be desired and appear to have little understanding of the basics of sustainability.
68. Development costs are important, but they are too often viewed in the short term, and only in terms of the developer. Development costs need to be viewed over the longer term, and take into account who pays later (the home buyer, the public), for water, clean air, wildlife conflicts, further infrastructure and upgrades
69. The last one "Allow residents . . . in all parts of the region" is extremely important if it is put in the following positive manner. Allow residents to live in all areas which scientific studies show will be best for sustainable development.
70. A fully engaged process, which requires sustainability, quality of life and the betterment of the community as the bottom line - not profits and political paybacks.
71. Work closely with the cities to discourage growth near them. Increase the cost of motor fuel.
72. Transportation costs are already affecting everything we buy and where we travel. Keep all developments in the designated town centres. If developers want to develop land, that is their only choice -- in designated town centres where services are within walking distance. Low cost housing should be required for all new developments. If people working in the town cannot afford the "low cost housing" then it is too expensive, and should not be classified as "low cost housing". We need young families.
73. The Region is unsustainable in food, energy, water, most consumer materials and goods. The population should not be allowed to grow beyond the areas carrying capacity
74. Rural acreages are great but small subdivisions should not be in the RDN
75. I would like to see development that goes up whenever possible with as much green space left around the area. People need to be in touch with nature and when there are lovely green spaces, or natural areas left people will be able to spend time outside when the weather permits... Getting our priorities right is important.
76. I believe it is time for carefully planned density housing for those who wish to work and/or live in the centres. Tearing down perhaps an entire block of very run down housing and planning a VERY well eco designed grouping of combination apartment/townhouses, even the taller ones with roof top gardens and systems to collect rainwater to be used for landscaping upkeep. Even consider getting busy with those new SOLAR PURIFICATION systems for making pure clean water from waste water. It is apparently far more successful than converting salt water and less disruptive to the Oceans. On Earth Day we watch several shows on Television about water conservancy. The rain barrels were marvelous, composting programs, recycling everything, including mattresses and televisions. Creating jobs for uneducated.
77. Nanaimo should be carefully of the constant spread of housing developments. Look at places like LA and even Vancouver how the impact of spreading out cost, more roads, more cars, more pollution
78. even protecting and preserving wildlife in rural areas to this point is and has an impact on all life
79. Keep development cost high on alteration of natural land subdivisions. keep development costs low on affordable housing
80. It's important to maintain large areas of green space. Don't allow subdivision of acreages to build single-family dwellings.

81. The preamble to this questionnaire talks about reducing greenhouse gas, affordable housing, urban containment and limiting growth in rural areas. So how does Cable Bay fit into this.....it doesn't. Seems all the rules apply to everyone but the City of Nanaimo. Moving land from a rural area into the City boundary does not make it right. If it does, then maybe the RDN should become a district municipality then anything goes just like the City of nanaimo. There was a comment that there is too much development outside the containment boundary. Rivers Edge is an example, however if one values the park land maybe this rural development is a trade off. You cannot have it both ways. If one chooses strong urban containment then there may be no further trade offs for valuable park land.
82. maintain, improve, and expand green spaces
83. see above...growth should be guided by the ability of land to support it. Making dense city areas only compounds those problems and increases crime.
84. "development costs" if referring to DCC's should reflect the actual cost to the region/municipality of the infrastructure required to support the building. I am tired of "privatization of profit; socialization of costs". The only time they might be supplemented is if a non-profit is building social or affordable housing and there is a covenant on the building for ever so it can not be flipped for profit at a later time. If it is a "for profit" enterprise then full actual costs be paid.
85. Ensuring that no part of our area becomes over-developed
86. I feel that farmland within municipal boundaries with poor soil conditions should be able to subdivide for community needs like affordable housing
87. it is a challenge but need to have housing mixes so all poor are not in one place and all rich elsewhere.
88. We can't keep doing 5 acre lots. True cost of providing all services high and really no travel choice except automobile.
89. We should be encouraging people to live in smaller homes closer to services. Seeing monster homes still being built is somewhat contrary to sustainable development. Plus we should preserve the waterfront for all the people.
90. encourage agricultural development working towards self-sufficiency for the regions consumers of fruits and vegetables
91. Nodal growth can control urban sprawl to a limited degree. Fixed lot sizes of 3 - 5 acres can keep rural areas somewhat rural. The government control over Resource Lands is working in the rural areas. Use ALR land within nodes for low cost housing, with building perks and incentives and some low cost rental units for young couples and families.
92. I don't like sprawling suburbs where every natural stand of trees is eliminated. I prefer the downtown area to provide high density of housing (I would live there now if there were more condos of various sizes available).
93. Creating urban environments with abundant green space and bike and walking trails and promoting neighbour friendly high density neighbourhoods and strata developments, so that the desire to "move to the country" is reduced.
94. I'm not sure re the repercussions of the question immediatly above...would this affect the ALR?
95. confined dense core, No urban sprawl, walkable liveable communities.
96. Urban sprawl seems to be your only real plan!!!!
97. Take strong positions on the protection of farmland and wilderness so that realtors do not plan for re-zoning applications ad nauseam but recognise District resolve to resist "little bits of rape";

98. Concentrating housing and shopping all within walking distance and then have large (undeveloped) green space in between. Most of us drive into town. urban sprawl uses a lot of gas.
I have been involved extensively in the area G and H OCP. Within the Dashwood/Little Qualicum area (basically within the Water District boundaries, we all ready have all the attributes of a node, existing densities (urban) are already present, and there is a strong demand for new residences. When one looks at the ALR and Forest Land boudaries this is one of the only areas outside of the existing UCB that was left out in the past. The OCP recommended a Feasibility Study which should be implemented as part of this
99. GMS review. Dashwood is closer to the Qualicum village node and has existing services that are supperior to most of the areas (chartwell/French Creek) than those which are currently included. Dashwood (using the Water district boundaires) should be designated a node based on supporting the goals of the RDN to be logical. We are not an area in the middle of the rural land base, rather we are on the edge or arguably within the existing urban areas (based on current 1/2 land use we are already a community established before Qualicum Beach).
100. That "future development" be defined more as "creating communities" so that all aspects are considered for a healthy community with increased quality of life.
101. social or community shelter should be in the plan
102. I don't understand the last question. Are you talking about wall-to-wall subdivisions throughout the region, like Los Angeles?
103. Striving for higher density in urban areas. Protecting farmland (very important.)
Location of existing sewer/water services and transit/walking/cycling routes. Preserving some natural green spaces within high density areas. I support large acreages in "all parts" of the region, IF they can be maintained in a largely self-sufficient manner (ie recycled water, solar/wind power, enough land for a septic field...), and the land should also be kept in a natural state, or farmed. I do not support small lots or fully serviced "estates" with manicured grounds being developed in rural areas.
- 104.
105. Deep Bay needs to be designated as a village node.
106. Services can be deliver most cost effectivley within designated areas.
107. At some point growth has to be stopped. There are villages in Europe wher one is on a waiting list. Qualicum Beach should start thinking along those lines.
108. less development throughout region. Major problems Economy driven. Vacant land doesn't mean it has to be developed.
109. RDN has supported rural sprawl for twenty years, evidence is everywhere, practice what you preach for a change
110. You can not dictate where people work or live! Five acre parcels should be allowed in rural areas. The RDN should not be jamming people into high density nodes. There is a need for acreages (5 acre parcels), the RDN has too many rules & regs!
111. gas stations only on highways!
112. Allowing for smaller acreages around developed areas
113. protecting forests and trees changing from a car reliant society provide 'incentives' for green technology, smaller homes, high density education
114. Share commercial development south!

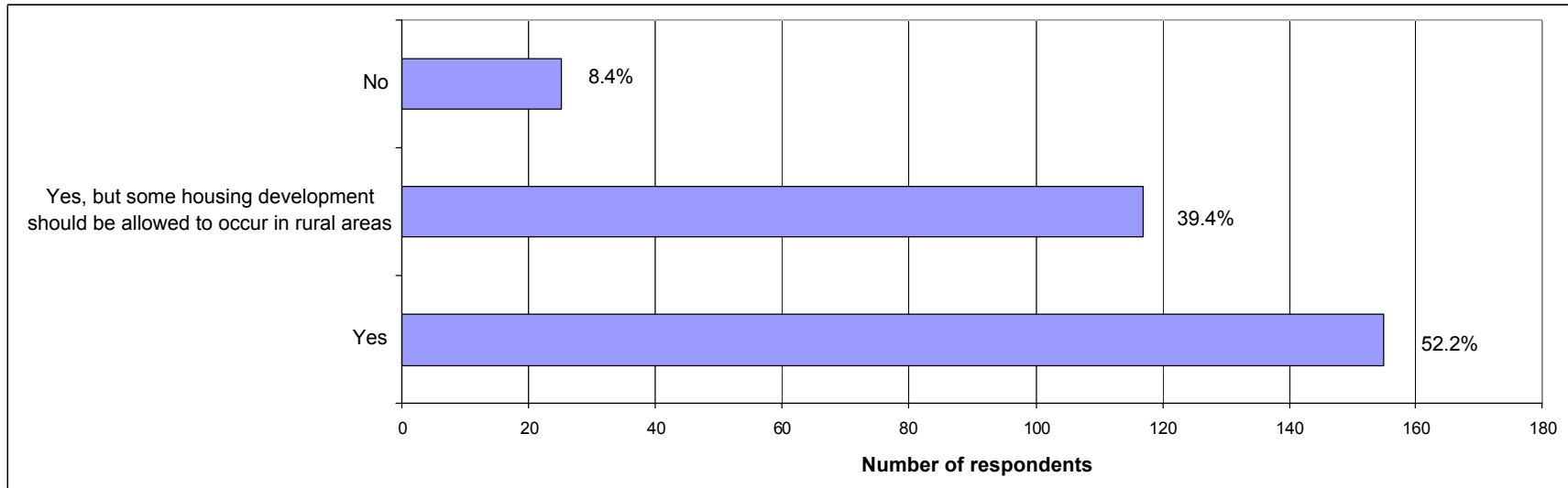
Question #16: The Regional District has a policy of containing future development to designated urban areas in order to preserve the rural nature of our communities, protect water and wildlife, and encourage the use of public transit. However, development outside of existing urban areas continues, often because it is less expensive. Do you support the containment of urban development within designated areas in the region?

Not at all	2	3	4	5	6	7	8	9	Yes, very strongly	Average Rating
5.0% (15)	0.7% (2)	1.7% (5)	2.0% (6)	9.3% (28)	3.3% (10)	9.3% (28)	11.3% (34)	7.7% (23)	49.7% (149)	8.08

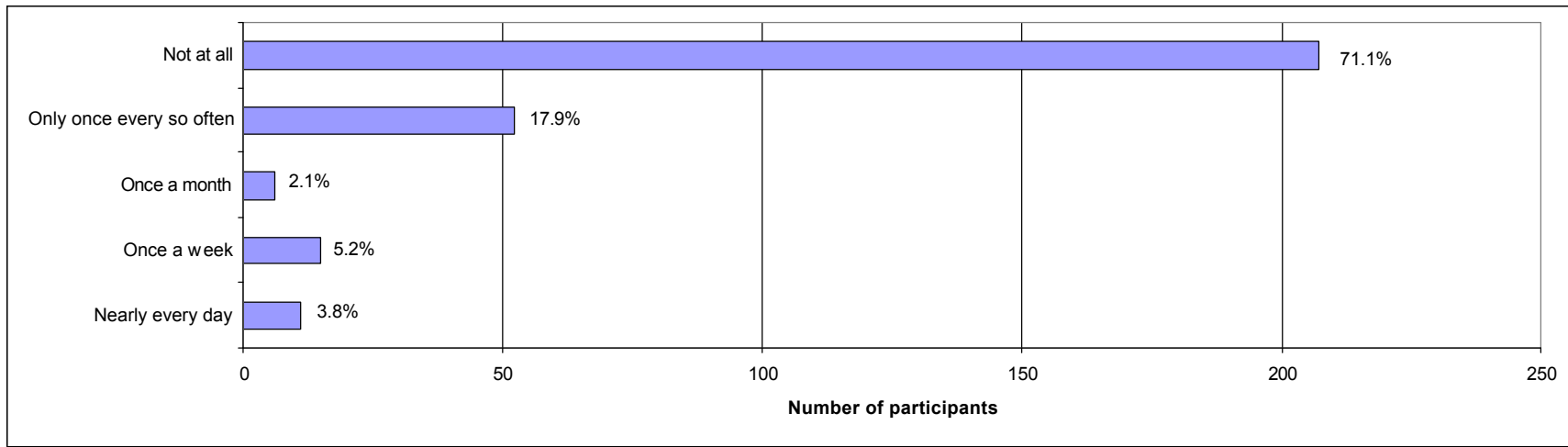
Question #17: The Regional District of Nanaimo has a goal of maintaining the "rural integrity" of the district so that some lands are protected for farming, forestry and other resource uses. Lack of regulations to discourage development is cited as one of the reasons development continues to occur in the rural parts of the region. What level of priority would you assign to maintaining the "rural integrity" of the district?

Very low priority	2	3	4	5	6	7	8	9	Top priority	Average Rating
3.4% (10)	0.7% (2)	2.7% (8)	0.7% (2)	6.7% (20)	6.1% (18)	7.7% (23)	15.2% (45)	13.1% (39)	43.8% (130)	8.17

Question #18: The Regional District of Nanaimo will consider the best lot size for things like farming, forestry and other resource uses. Do you believe that the Regional District of Nanaimo should prioritize setting aside land for forestry and farming and limit housing development in the rural parts of the district?



Question #19: Development that is more densely concentrated in urban centres such as Nanaimo and Parksville would provide for more housing options and decrease the need to meet housing demand in rural areas. Concentrating growth also promotes walking and cycling, and will help make public transit feasible in the region. How often have you used public transit as a regular means of getting to work or school in the past year?



Question #20: What factors are most important to you when deciding whether or not to ride public transit to get to work or school? (please rate the following factors)

	Not important	Somewhat important	Important	Very important	Average rating
Frequency of busses	5.1% (12)	7.2% (17)	39.0% (87)	50.6% (119)	3.33
How far I have to walk to catch the bus	12.6% (29)	19.1% (44)	38.3% (88)	30.0% (69)	2.86
How far I have to walk when I get off the bus to get to work or school	11.9% (26)	21.6% (47)	38.5% (84)	28.0% (61)	2.83
How crowded the bus is	39.8% (88)	36.7% (81)	16.7% (37)	6.8% (15)	1.90
Length/speed of the journey	13.4% (31)	31.5% (73)	31.5% (73)	23.7% (55)	2.66
Cost of tickets	17.2% (39)	43.2% (98)	26.9% (61)	12.8% (29)	2.35
Impact on the environment	8.6% (20)	12.4% (29)	38.2% (89)	40.8% (95)	3.11
Convenience	3.8% (9)	10.5% (25)	40.1% (95)	45.6% (108)	3.27

Other factors important to respondents choosing to use transit:

Summary of most frequent responses

Response (total responses 134)	Number of respondents	Percentage of respondents
Transit inconvenient	20	14.9%
Not in transit area	16	11.9%
Do not use at all/prefer other options	14	10.4%
Health, safety or privacy concerns	8	6%
Accessibility of transit service to persons of all needs	7	5.2%
Bussing to rural areas/park and ride facilities	7	5.2%
Need for bike racks	4	3%
Improved information on schedules and services	4	3%
Connection with ferries	4	3%

Complete comments

- 1 I bike to work
- 2 I have no idea when and where the buses run. Or where to get the information. Put it in the Welcome wagon information and in the paper
- 3 I don't use public transit
- 4 Ferries not included?
- 5 We do not have bus service in our community. Nearest route is 7 km away and runs a couple of times a day so isn't viable.
- 6 There is no public transit available in Area H - therefore the above list has no bearing.
- 7 we are retired and therefore do not commute, but we would appreciate better bus service between Parksville and Nanaimo and ferry terminal [more frequent and direct]
- 8 Retired don't do either
- 9 We have no transit services in our area
- 10 Buses not frequent enough, do not leave on time, and do not make connections when they are supposed to. Driver attitude towards passengers is often disrespectful, and sometimes hostile.
- 11 We are retired so these questions do not apply.

- 12 I walk to and from work most days. When my husband and I lived in Vancouver, we did not own a car and used transit for everything. Public transit is VERY important and car usage should be minimal.
- 13 Retired
- 14 Please Note that great areas of RDN do not have the option of Public Transport. My situation would require a walk of some 5 kms to the bus stop. The frequency of this bus I suspect would not be considered very convenient.
- 15 number of tranfers and the wait in between
- 16 I neither work or go to school as I am a senior
- 17 im retired
- 18 THERE IS NO PUBLIC TRANSIT SERVICE TO OUR AREA - ONE CAN'T USE THE SERVICE IF IT IS NOT PROVIDED. BUILD IT AND THEY WILL RIDE.
- 19 I'm retired
- 20 I have two small children so stroller friendly buses are an important aspect to me. As well having bike racks so bus riders could combine cycling/public transit use.
- 21 the service in Nanaimo does not address the issues of getting across town but rather you have to go to the north or south hub to connect to go across town. For example it takes me 75 minutes to get to work on transit for a distance that takes 11 minutes to drive
- 22 lack of proper protective facilities at busstops!
- 23 We rarely use public transit, but frequently walk or cycle instead of driving
- 24 I am now retired. However, I took the bus in Ottawa to work for 31 years. Public transit has a place in cities and it must be inexpensive and convenient.
- 25 there isn't any in Hilliers
- 26 I would use public transit for travel to the mainland, if there was convenient connections to reach ferry terminals and/or airports.
- 27 I was brought up in London England where everyone uses Public Transportation, but the system here cannot ever be as good as the population doesn't warrant it. We are retired now and have no reason to use the public system as we do not drive that much. My new car in 2004 has only 15000 KMS on it. If our justice system worked properly when criminals are apprehended the city would be a safer place and parents could once again trust their children to walk or ride their bikes to school instead of having to drive them. We should be creating neighborhoods that are integral in a way that we do not need to be bussing everywhere. Walkable
- 28 communities that you can stay in an area and get as much as you need in your daily life. We are addicted to travelling far across the landscape to get what we need/want
- 29 I don't use the public transit system to go work or school because I don't go to work or school; I am retired. But if I did, then my previous comments would apply.
- 30 I do enjoy riding the bus however my preference is to ride a bike.
- 31 As I have said before scheduling is vital, but business can also play a roll here by allowing flexible hours.

- 32 No buses run near us and when they did, did not run at night. I work an evening shift most days.
- 33 We need public transit on Gabriola Island!! It has been asked for and refused.
- 34 Other options, carpooling, cycling, walking. I can do most of my daily excursions on foot, by cycle. Favout small local shopping centre - village concept.
- 35 Retired for 10 yrs. Use our vehicle because the bus stop is a long way from our house. The shedule is not nearly adequate for our few little trips
- 36 doesn't apply to me as I'm retired and I walk and I have to say, although I live in the Dep. Bay area, I walk downtown, or to the local stores, and take a car only when I have a lot of groceries or go out at night.
- 37 rural access
- 38 I am not mobile enough to use public transit or walk. So I have answered #20 as if I was able to use transit.
- 39 Transit should be more appealing. Advertising it on television as a glamorous or "cool" option would help this. Also, costs must be kept low as an incentive.
- 40 n/a as i work at home
- 41 I do not travel to work or school.
- 42 I work in Qualicum so bus is not very practical timewise.
- 43 I haven't used transit because I'm retired and only go out for shopping and errands. This involves multiple stops in different areas and using transit isn't feasible. If possible, I walk to local facilities near my home. That said, I'm happy to subsidize transit through the taxes I pay and don't begrudge that money.
- 44 not applicable to rural areas
- 45 can't figure out the routes from the online maps (too small & colouring similar for overlapping routes)
- 46 bus routes, times posted at more/all stops
- 47 Bus system is very poor.
- 48 don't have it
- 49 I do not work or go to school at present. My last home was near a bus stop and I must say that buses are usually exceptionally noisy and air polluting. I would wish to see the buses inproved in terms of noise and air pollution, if I were to ride them or have them stopping in front of my home. I would like to see walking and biking trails developed through out the RDN to encourage these forms of transportation.
- 50 We live in a rural area where there is no public transportation. Would like to see bus service in our area in the future.
- 51 Ferry schedule.

- 52 Am retired so some of these questions dont apply
- 53 I would take public transit if I lived further from work, I walk instead.
- 54 The bus lines are irrational. There has to be a local service up and down the old island highway from Chase river to Woodgrove. Is there not some way the E&N corridor could be converted to regional transportation uses?
- 55 Serving all rural areas with buses is next to impossible. Providing central express bus routes with park and ride is an option to help encourage bus use in rural area.
- 56 I live in Cassidy - there are no busses that I know of.
- 57 In order to promote transit use, a concomitant deterrent of automobile use must be made. People will only use transit if they view it as better than driving. If driving is made more difficult (lack of parking (high parking costs will not work), prioritization of buses on the existing (not expanded) road network), exclusion of vehicular traffic from city cores, centralized amenities that can be accessed easily by buses, bikes and feet, and IF efficient, high frequency bus links that are comfortable (remember, it rains most of the year) are presented as a preferable alternative then, with heavy campaigning, people will respond. But, transit promotion and vehicular deterrents must be implemented in tandem.
- 58 Public Transit in Rural areas (e.g. area E) is, understandably, not designed to accommodate many individuals and their respective needs. Unfortunately, the Feds haven't made the grant for use of hybrid vehicles compelling enough as yet.
- 59 My responses are based on my experience with public transit in other major urban centers that I have lived in.
- 60 When I lived in Vancouver, for 18 years my whole family used the fabulous public transit. Since moving to Nanaimo, I have not used it once because unfortunately it doesn't service my specific needs.
- 61 Safety, comfort, amenities.
- 62 Some of us in the rural areas do not have alternatives (no buses). It is the car or nothing.
- 63 My husband and I are retired, we do not go to school or work....
- 64 I use transit to travel from Parksville to Nanaimo to go to work. The key thing for me is trying not to lose too much time between when I leave home and when I get to work and vice versa. RDN should continue to look for ways of targeting key employment centres. Find out where people from Parksville work, and try to lure them into taking the bus by creating express bus routes. Also, advertise how easy it is to travel between Parksville and Nanaimo, especially if your destination is the woodgrove area. Consider the current location of the transit station at woodgrove. Is it located in the best spot for people who work in the area ?
- 65 I have weath so I do not have to work, but transit is important to many people in Nanaimo and it seems the bus service is just not adequate as it stands
- 66 We have to go to Qualicum to catch the bus [about 5 km] so, when we go to Nanaimo, this has to be factored into the decision. However, to go to Woodgrove Mall, it is much easier for me to take the bus than to drive. My teenager uses the bus almost every Friday evening and now, some Sundays.
- 67 Nanaimo has an adequate transit system but the frequency of buses is rather low (every 1/2 hour for example on some routes). That is too long to wait, especially in cold, unpleasant weather. I can get everywhere in Nanaimo much faster in my car!
- 68 Whether or not I have my two young children with me often changes the importance of factors.

- 69 more and better bike routes would be nice
- 70 we are too new to understand public transit sched, etc. we have gone from 2 cars to one as retirees and intend to use public transit
- 71 We need a transit system which also includes a Handi-dart. Gabriola has no public transit of any type currently. A decent and safe bicycle lane needs building to run around the full loop of North and South Roads. Bike riding is dangerous without any proper provision for riders to be off the roads.
- 72 safety of driving and friendliness of bus drivers.
- 73 Allergic reactions to people on buses/ at bus stops who smoke or wear too much perfume.
- 74 better posting or advertising the exiting routes times and possibilites of where and what you can do is essential to the potential riders people are scared just to take the bus or lack iniative to plan a trip unless forced into it or offered it enough times it becomes familiar We sitll need to offer better service to the ferries!!! keep the movie bus it is gaining momentum Parksville bike route has disappeared I was on a committee that created and intended it for the OCP I see it being overuled by new city developments concrete is used to much for meridians that actually deter bicycle travel and cause pinch points and dangers to kids riding bikes
- 75 I bike to work and my husband farms at home ther is no available bus and buses start after I do
- 76 bus not available in our area.
- 77 Retired
- 78 Style of transit is also key. Buses generally stink. If this region keeps growing (with retirees) it will need something to help them get around. Please!
- 79 Cleanliness of the buses.
- 80 transit sucks in parksville. period. buses are way too infrequent for convenience.
- 81 There is no practical bus service in my area.
- 82 I bicycle virtually everywhere, rather than use public transit
- 83 There is no bus service where I live so it*s not an issue. I would use it occasionally if it was available.
- 84 -develop a park & ride transit system between community centres
85. Living in Area F and working at Malaspina (teaching night classes etc.) means I can't go to work by public transit. I would put up with considerable inconvenience to use public transit if buses from Wembley Mall, the Port Alberni Highway, or the Parksville Malaspina Campus went to Malaspina.
86. Doesn't apply - retired
87. I don't work or go to school, so do not have a daily need for transportation.

88. Bike Racks
89. Retired in Area B
90. Not practical for us to use public transit
91. It would be nice to have regular public transit in Lighthouse Country
92. Transit between Parksville and Nanaimo is sorely lacking.
93. Bus schedules do not fill even the routine 7am-10pm work schedules which are now going to 11pm in some large stores.
94. I am retired so the question does not apply to me the way it is worded.
95. I don't think we have public transportation in our area. South Wellington 8)
96. Provide a daily newspaper and coffee on the commuter bus runs in the morning to encourage people to change their habits. Charge \$1 for the extra service. Provide this service at a couple of the initial stops.
97. I would have to walk/drive 5km to get to Jingle Pot Road and have a work schedule outside the regular 9-5 workday
98. High percentage of retired/seniors do not go to work or school but still need to get around. Each of the above factors are important to their needs. The question should be modified.
99. 1. Electoral areas aren't and currently don't appear to be planned for transit. 2. Roads and highways are too narrow - no room for pedestrians and bikes 3. Transit dept. has to commit to routes for the long term - can't start and terminate services every year. Cities with real planning, design with transit in mind long before development is even initiated. Transit leads, it doesn't follow.
100. bus routes cleanliness safety
101. I usually walk or bike to most activities. Buses do not run to the places I use my car for or they do not run at the right time.
102. Availability of bicycle racks
103. We lived in a city with many options for mass transit -- and we used it! High school kids all took city buses even in the rural area where we lived. The kids got free bus tickets. This developed good lifestyle patterns, and they continue to use mass transit as adults. In area H, we have no mass transit.
104. I have a 49cc scooter for most local trips
105. SOME of the present Bus Drivers are a sad excuse for professionals. At a MAIN bus exchange such as Wembley Mall covered bus stop, a bus driver should not carelessly drive past without STOPPING to enquire if any of the people standing there are wanting to ride his bus. Especially the last bus of the day from Wembley to Ravensong Qualicum, on a very cold late afternoon waiting a long while for the last bus. I was standing waving at the fellow behind the wheel as he drove straight past me standing at the designated bus stop and continued to wave as he headed past and stopped to prepare to turn right and he did not even look in his rear view mirrors or he would have noticed me waving and waving. I am 87 years old and have been taking great pride in leaving my electric scooter at the Ravensong to head to Parksville to take care of my errands and taking great note to plan my trips with the schedule.

- This situation was absolute, utter incompetence on the part of the driver that day!
106. Aactually, walking to work I don't use any buses. However I did live in Vancouver and used the bus all the time. I prefer light rail as I mentioned above
107. Important to have a bike rack too!
108. Exposure to sick people spreading viruses.
109. I work from home, so this is theoretical only.
110. My work does not allow for this, but I would use as alternate source on weekends.
111. There seems to be very few areas that have the density to justify bus service. However, park and ride locations need to be considered.
112. accessibility for people with disabilities and other limitations
113. Over 30 years ago I intentionally bought my home in QB so I would be within walking distance of my work and all necessary facilities. When I rebuilt, I choose to stay at the same location rather than sell and build someplace else (even though that would have been the "correct" financial decision) so that I could stay within walking distance of all that I need on a regular basis. I drive when I have lots of groceries to buy or when I need to go to Parksville of further afield. The public transit just is not up to where it needs to be for me to use it at this time.
114. Some of us , due to physical problems are unable to use public transit no matter how it is configured.
115. not available in our area, Beachcomber
116. Please see Question 7 above where I float the concept of a parallel 'delivery service' to make the bus service more practical
117. I'm in a typical subdivision, buses run every hour at best. It would take me far more time to go to work using the bus and I'd still need to walk 10 min on home end and 15+ min on work end.
118. I live in the boonies and depend on a car as there is no bus within a reasonable distance. I use my motorcycle to conserve on gas, when I can.
119. Safety and privacy are also factors.
120. since I mostly work at home and/or can walk to work at a second location, I rarely take the bus. I currently have a car. If the bus system were more user-friendly, I would use my car even less or not at all.
121. Is my car working? Very Important
122. there is no accessible transit along the Jingle Pot corridor therefore public transit is not an option
123. We have not answered questions 19 and 20 because we are retired, thus representing a large proportion of District residents. We use the bus system one way quite often when the two of us have conflicting appointments. We enjoy the bus culture and would use buses much more often if the trips were more convenient in terms of time needed.

124. Nanaimo needs to double its bus fleet right away. Buses don't run often enough.
125. Busing to areas outside of the UCB to avoid vehicle trips to and from town can be eliminated or avoided with a better (expanded bus) busing schedule and expanded route. The railway is an obvious option to accomplish this
126. convenient transit to Port Alberni, Nanoose, Parksville would be good
127. I don't really work or go to school now, but I answered those questions anyway because I do take the bus.
I used to combine transit one way to work with walking home for exercise. I anticipate renewing this in the near future. I take the bus (instead of my car) when it snows. I would prefer to take the bus regularly, but as long as I have a car anyways, it's still cheaper to use the car than the bus. I do not anticipate replacing my current vehicle, at which time I am prepared to use transit regularly.
128. I used to combine transit one way to work with walking home for exercise. I anticipate renewing this in the near future. I take the bus (instead of my car) when it snows. I would prefer to take the bus regularly, but as long as I have a car anyways, it's still cheaper to use the car than the bus. I do not anticipate replacing my current vehicle, at which time I am prepared to use transit regularly.
129. we have no public transit in my area
130. Availability-we dont have any!
131. Get real.....we cannot afford the Vancouver type transit. It would take all day to get from the southend to the northend with our system.
132. don't go to work or school, don't travel much, focused on home
133. No public transit in my area
134. I Don't / won't ride bus

Question #21: What are your ideas for a more sustainable future for the Regional District of Nanaimo?

Summary of most frequent responses

Response (total responses 194)	Number of respondents	Percentage of respondents
Control on urban growth/urban sprawl	51	26.3%
Complete communities/village nodes	40	20.6%
More greenspace/parkland	33	17.0%
Improve public transit	31	16.0%
Local food sources/protection of agricultural land	27	13.9%
Cycling/walking	24	12.4%
Protection of water resources/watersheds	22	11.3%
Protection of wildlife	21	10.8%
Access to affordable housing	18	9.2%

Response (total responses 194)	Number of respondents	Percentage of respondents
Protection of forest/forestry	17	8.8%
Green building/alternative energy	15	7.9%
Expansion of recycling/composting programs	14	7.7%
Provide commuter rail service along E&N corridor	13	6.7%
Support for agriculture (i.e. community gardens, farmer's markets)	11	5.7%
Improve air quality/sources of emissions (i.e. open burning, vehicle idling)	10	5.2%
Encourage vibrant and green business opportunities	7	3.6%
Education	6	3.1%
Less regulations/building in rural areas	5	2.6%

Complete responses

- 1 Encourage more "village centres" providing easy access to basic services. Encourage increased health services throughout region, reflecting needs of large senior population. Develop more watersheds for drinking water storage and supply and strictly limit ALL land and resource use development and activity within drinking water watersheds. If necessary acquire land. Reduce all night full street lighting in urban areas (eg. turn off every 2nd light between midnight and 4 am).
- 2 1. Implementation of the Drinking Water Watershed Action Plan. 2. Public Transport where economically viable. 3. Organic and yard waste pickup. 4. Provide incentives to developers to build green buildings. 5. Complete trail system down the E & N corridor. 6. Support commuter travel on the E & N corridor from Courtenay to Victoria. 7. Ban backyard burning on lot sizes less than 2ha. 8. Implementation of the recommended actions of the Regional Growth Monitoring Advisory Committee.
- 3 A large park area encompassing the Doumont Road trails, Round, Kidney, Off Lakes and Bonnell Creek.
- 4 Make developers prove their plans will benefit and not burden existing residents.
- 5 put more controls over the developers
- 6 PARKSVILLE has almost no facilities for pedestrian /cyclist use , where they have sidewalks they end abruptly, or the walk is across from the street where you want to go. In order to use bikes you are forced to be in the traffic lanes and the vehicle traffic gives no consideration to cyclists.
- 7 Accept that development is not reconcilable with sustainability. Development that is improvement is fine, but with finite resources you can only sustain a finite population at any given resource consumption rate. The concept of "sustainable development" is nonsense and pretending that's what you are doing is a refusal to face facts.
- 8 Just what has been mentioned here.

- 9 We need to grow more food and electricity. We need to stop undeveloping within the UCB, it isn't about protecting neighborhoods it is about mitigation and underdevelopment can erode the footprint for the life of a project. We need to put less land aside for parking and dedication for cars. If it takes a bit longer to drive somewhere, so be it, bigger roads only attract more traffic. We need to reduce our engineering standards for traffic and storm water management.
- 10 Sustainable growth is an oxymoron. Continued growth will not lead to what we came here for, nor what we want in the future. Perhaps a greenbelt around our cities would curtail this expansion.
- 11 Reexamine the existing village nodes within the Electoral Area - determine what kind of growth within the nodes would be of most benefit to the area.
- 12 growth is by definition not sustainable and therefore has to stop at some point. why not now? Has the RDN ever stated a maximum population size? how can we do any planning if we do not know where we are heading?
- 13 Make sure the supply of housing keeps up with demand
- 14 Moratorium on Development. Shifting away from business as usual (economic growth and development) to sustainability. "Long-term social and economic well-being requires our choosing to live in a just and equitable way that ensures the viability and subsistence of all living species and their places."
- 15 Peak oil is the end of Nanaimo, god help all the young people.
- 16 - Densification, especially in downtown cores. - The development, through legislation and benefits, of true downtown cores with plenty of attractive common space. - Connecting walkways/bikeways that are inviting and beautifully landscaped, connectors that encourage people to leave their cars at home. - Legislation to assure that land developers give back to the community, through sidewalks, development of parks, allotment of social housing. - Encouragement of corporate responsibility to the environment. Shopping malls are a blight on the landscape in Nanaimo. Mall owners should be obliged to create parks within their concrete desert. Even trees planted in the parking lot would be a huge improvement.
17. all those years of taking items to the dump that could be salvaged today, why dont we use that and reclaim this.. a, it would generate jobs, b, would increase the size of the landfill..ie not so full, c, would make recycling that "one" can have more meaning.. cause right now if you look at it.. why recycle 1 can if the dump holds 15 feet of layers upon layers of stuff that can be salvaged? Im not saying that 1 can doesnt make a difference as it does. but, its hard to get a generation such as mine that seen all the waste being piled up to see one can as a make or break item.
18. Having buses run every day, including holidays. Increase the coverage area ie Duke Point. Run later to shopping centers.
19. I really think we have to face the reality of the invasion of wealth and protect the qualities we love, despite the outside pressures from for profit developments and persons. I have rolled it over in my mind leaving this community if it goes further unchecked, and I have lived here my whole life (I love this place and am an islander). My neighborhood seems a building zone and countless trees cut down by people from out of province who haven't even slept a night in their new homes or found out why some of the vegetation was there in the first place. Numerous houses have been redesigned/modeled trees removed... only to be sold the next year at a huge increase and profit, making my area less family oriented and more sterile (to be honest I crave shabby shiek at least I know it is real and houses real people). Money has changed this community, and money seems to have little respect for neighbors or the environment or families. I'm not sure how one digests this consumption and gobbling up of the land and things we have loved ... I think the district has to be really creative and inspired to halt what is happening.
20. I beleive I have set out quite a few ideas in the preceding questionnaire.

21. Ensuring the growth doesn't outstrip resources and overshadow the beauty of the RDN. Composting and recycling to reduce waste in landfill. stewardship projects to involve neighbourhoods, keeping residents aware of how their activities affect to health of the region
22. stop spending money on government projects ie conference centre
23. Let the residents of each area decide the direction they want their community to go. Do not force anything on us - we are not idiots who need to be told what is good for us. All we want is for the RDN to listen to us and help us solve some of the problems we have (mostly as a result of the poor planning and lack of enforcement on the part of the RDN itself). Please support all regions as they try to find their own 'niche' in this world. To want to be different and 'march to our own drummer' is not necessarily a bad thing!!
24. I think that the approach that the city and the regional district have been on in the past has been reasonable and appropriate. I think a continuation of current policies is desirable. I do not want the district drawn into adopting policies based on the current fad of global warming and impending environmental catastrophe. We live on the largest island in the eastern pacific, we are not overpopulated (far from it)and we are sustainable. To adhere to the rambling machinations of the doomsday faction would be a colossal mistake. Carry on.
25. Increase urban density. Increase mixed zoning (ie residential & commercial within neighborhoods). Support farmers markets/ local products & services.
26. Do not turn it into a bedroom community for the big city. Upgrade the roads!
27. There is a lot of talk about retaining rural space and preserving farmland . I don't believe that there are very many REAL producing farms in our area . Most existing farmland is either used for hobbyfarm purposes or as a tax write-off . This does literally nothing to help the sustainability of the area . If appropriate tax incentives were provided to real,food producing farms ,we might see something usefull happen in this area . Here's an idea , turn the Cedar landfill site into large greenhouses that are heated from below by the decomposing materials and from above by utilizing the captured methane . Apparently there is an award winning project like this in the lower mainland .This is the kind of thing that will make a more sustainable future
28. Be realistic, STOP developing for developers who do not live here. All or most of the projects approved appear to be to attract others to the RDN rather than meet the needs of those homeowners and renters already here. It is time to step back and realize who your customer really is, the current tax payers are paying the shot here not the developer who almost always ask for variances and breaks.
29. Attempt to seek some measure of control of forest harvesting activities within the district, to protect surface streams and ground water supply.
30. Clean up downtown. Provide some kind of public housing for the drug addicts etc, where they can be councelled to clean up their lives. It would probably work our cheaper in the long run. The public school system is out of control. Provide a school where there are rules and regulations both in and out of the classroom where parents who cannot afford to send their children to Private Schools can send their children, where they know they will learn. Nobody gives a ----- in the public school system, (I worked in one for 20 years), children MUST be brought up knowing there are rules and laws that they have to adhere to and that will never happen while there is no discipline in the classrooms.
31. Ideas: Recreate a productive and prosperous agricultural communities throughout the RDN. Engage fully in Urban Agriculture Teach sustainable living in schools Promote RDN's Bioregional Identity Enable the creation of Ecovillages in the rural areas. Ecovillages have the ability to revive our rural lands and help them be put into agricultural production. Current social arrangements for food production are insufficient and that is why we farm so little in the RDN. Increase water holding capacity in our landscape with pond, lake, stream systems Develop industries that help us recycle materials into new materials: like a glass jar fabrication plant Create economic incentives to foster green businesses, Recreate our Industrial parks using Industrial Ecology concepts promote strong tightly clustered communities whehter urban or rural to foster social capital development. Regain local region control over our forestry so that the industry not only provides monetary gains, but that we actually get to manage and use the forest for community needs. Improve our Aquaculture potential on our coast and develop polyculture systems that increase biodiversity, and enhance local food sustainability

- Create opportunities for reconciling relations between non-natives and First Nations people. Improve social harmony amongst RDN Residents Promote the idea of neo-indigenaity: the integration of culture and landscape so that non-natives and natives alike feel responsible and loving for the land we are blessed to live on. We have a huge need to be more respectful and connected with the land. The same thing that I said about transportation applies here. Whatever we do for sustainability MUST be convenient and affordable. There is no point in implementing a system that isn't, because in that case people either can't or won't follow the system, no matter how good the results might be. Urban containment is a good example of this. It is the best thing for our future to promote growth in existing urban centres, but as you said, it is often cheaper to build outside urban centres. The cost of living in such urban sites cannot be allowed to become unaffordable.
32. Encourage Victory Gardens, change or abandon archaic by-laws that restrict individuals rights of self-sufficiency, take better care of the homeless. Expanding the airport will not make us more sustainable, on the contrary, the same for the Cable Bay project. We need good, reliable mass transit. Focus on redeveloping the rail corridor, there should be an island wide strategy to enhance this transport system.
33. Dissolve the RDN, and enable people and community.
34. People have to be able to walk and bike/bus easily to destinations. Having the E&N RR on line would be fabulous especially as this city/area is strung out along that line and malls could provide a shuttle service to the train if necessary. Even industrial parks can be designed so that they are desirable places to live and the example is no further away than Vancouver/Richmond. Industrial parks should be treed and bermed and hidden from view - in my opinion the entrance both north and south to nanaimo is disgusting sprawl of industrial complexes and lack of vision. If people are coming here for Super natural BC they are going to be sorely disappointed. The waterfront should be protected and available to all with no construction within 200 metres of the waterfront and pathways developed along the waterfront - in France you can walk for miles along the Mediterranean coast in front of some of the world's most expensive homes. I would love to see a bike trail paralleling the hydroline up the island - we could have great Tour de France style events well away from traffic. Apart from that when another highway is developed which I am sure it will be close consideration should be given to developing it along the hydro line as well to eliminate cutting down more trees.
35. Makes all of us responsible for our actions!
36. Public transit on Gabriola Island Permitting "green" changes to building by-laws that encourage composting toilets, grey water systems and promote alternative energy and energy conservation Support reduced development in rural areas and increased density in town centres with easy access to those centres (Downtown Nanaimo has very poor public transit system - can't easily get from downtown Nanaimo up to Malaspina by bus).
37. Reducing sprawl Planning to make it less necessary to drive for service - village concept
38. Growth will never stop in this area. It is without a doubt one of the most desireable places to live in in the world. The future plans must consider affordability for all levels of income. Our future depends on our young people coming up. The Regional District must make land available for new industry to move into the area and grow with the times. Some of these parcels of land that are zoned for farming etc. could be considered for something other than that. They do not support agriculture so zone them to be utilized for something that will benefit the area.
39. I really don't know. It's a complicated issue and I am not skilled in that area but I would be interested to know the ideas of the RDN. I worry that Nanaimo will get out of control and become too big. Too much is geared towards shopping and not enough cultural, although there has been a lot more culture injected into the city in the last 5 years.
40. *cohousing, in order to allow younger citizens to assist our senior citizens. *water conservation and reducing pollution of urban water significantly. *glass recycling, it is currently very challenging to recycle glass in the city limits. *use of urban spaces for food production
- 41.

*sustainable forestry (adding value to our lumber locally before shipping the lumber away) we need to try to create more jobs for every tree we are cutting down... attract other Canadians here as a world leader in the industry.. (I think the current Canadian average is 6 jobs per tree while Denmark creates 56 jobs per tree... we have the opportunity to be leaders in Canadian forestry!! We should be doing more...) *sustainable development in general.... be sure that our urban and rural planning incorporates the aging population and their needs in its future plans... while continuing to attract young families and encouraging them to stay...

42. Keep up what you're doing (what this survey is intended to do)
43. Listen to the public, watch urban sprawl, remind the citizens they too must assume responsibility for keeping the city beautiful and it is up to all of us living here to make it a more sustainable place. Public trans. with low emission buses imperative.
44. because of rising fuel costs some thought should be into coordinating public transit and school busing before both become unaffordable.
45. Affordable housing for seniors and affordable fares from Gabriola to Nanaimo.
-more public education. -more multi-use trails that encourage walking, cycling, etc. instead of a vehicle. The E&N Trail in Nanaimo is a good example of this. -use of the E&N Rail as a form of transportation along the Island. -encouraging urban density living as opposed to urban sprawl. -transit expansion. -encourage better use and designate more land for farming/agriculture in our region so that we can rely more on our local food sources and less from food imports. -It seems that we are building such big houses for such small families these days. I hardly ever see "rancher-style" homes being built anymore. We should be encouraging smaller homes being built that are more energy efficient.
46. I support limiting growth to designated areas and oppose urban sprawl. I'm disappointed by many local politicians who seem willing to jump on board almost any development project. They talk the talk of sustainable development but walk the other way. I try not to vote for such people and am very discouraged by the realization that our pro-development politicians are elected and reelected simply because of the large campaign contributions they receive from real estate, development, and other business interests. It's sad that our democracy can be bought and sold this way. Frankly, I don't feel represented properly by any level of government in this country.
47. growth at a measured pace and fair application of regulations
48. Limit development - there's a limit to the water & sewer availability on the island - there should be a limit to the number of people we can sustain too
49. Get Greener busses and probably smaller ones if not to often in use
50. More affordable housing and higher wages.
51. SIDEWALKS - especially in HAREWOOD area - would encourage more pedestrian/public transit traffic
52. Do not allow farms to be subdivided. Lower taxes on farms. Improve transit. Build bike lanes and make it safer to ride and even walk in the regional district. Discourage large shopping malls and big box stores. Encourage more farmers markets and small shops accessible by walking or biking. Make it easier and cheaper for a home owner to build his own home. Support the rail system and help it work. Put pressure on industry to clean up and in Harmac's case use less water. Protect trees , forested areas and wet lands.
53. -Maintain and increase vegetation cover and parkland through out the RDN especially along all arterial routes and as a requirement of all new development. -Require high energy efficiency/insulation, windows, furnace, lights and high water use efficiency/toilets, roof catchments in all new developments. -Require above ground drainage in new developments. -Have a greater development setback along all waterways and arterial road routes through out the RDN permitting vegetation buffers to clean the air through out the RDN. -
- 54.

- Require walking and bike trails as a part of all new development and put RDN money into trails to encourage people to use these forms of transportation through out the RDN.
55. For residents in the rural areas of Nanaimo it would be a great improvement on energy waste if we could improve the service on the E & N Railroad and our transportation system of buses for the rural area of population could be a local service.
56. Encourage logging.
57. not sure.
58. Strong policies, strong politicians and strong planners who can stand up to developers to maintain the urban containment boundary. One of the biggest causes of greenhouse gases is transportation - both private vehicle and from the movement of goods. Part of this, is from the movement of food. We need to be sure that there is a strong local food system. That our vegetables aren't shipped from miles away but rather, come from a farm somewhere within the RDN. This means preserving good agricultural land for what its good for - growing things. It seems instead lately, that most of this land lately has been sprouting houses.
59. YOU ARE ON THE RIGHT PATH BUT NEED TO HAMMER THE CITY TO CO=OPERATE MAYBE WE IN CEDAR, SHOULD CONSIDER BECOOMING OUR OWN MUNICIPALITY?
60. Promote town centres and develop them into points of interest, gathering and meeting places. Allow for all modes of transportation to enter adn exit these areas in an effective way. Reduce idling, install round-abouts but NO traffic lights. Utilize all old old rail systems for paths and or future light rail transit into heavier populated areas such as Nanaimo and Victoria reducing the dependancy on the vehicle. LOW INCOME HOUSING, BETTER TOWN PLANNING. WHO ON EARTH EVER THOUGHT THAT BUILDING A HOMELESS SHELTER AROUND THE CORNER FROM THE NEW CONFERENCE CENTER AND CASINO WAS A GOOD IDEA? I DOUBT IT
61. WILL BE WELL RECEIVED IF ALL THE HOMELESS PEOPLE CONVERGE ON THE STEPS OF A NEW CONVENTION CENTER. I REALIZED THE SHELTER HAS TO BE SOMEWHERE, BUT RIGHT AS SOON AS YOU GET INTO TOWN? THERE ARE MANY EMPTY BUILDINGS IN THE SOUTH END, HOW ABOUT TURNING THEM INTO SMALLER LOW RENT HOUSING AND GETTING PEOPLE OFF THE STREET?
62. Ban Open Burning.
63. To reduce gas emission of cars the traffic should be better regulated to reduce the stopping of cars at traffic lights. For instance, on the old highway the lights could be regulated to the speed limit or a few km below. Soon, people will find out and regulate their driving speed to elinated or reduce having to stop. On the by-pass the traffic lights should be totally eliminated so that no stopping is required. Nanaimo should also have signs on the old highway to indicate the direction to the by-pass to eliminate the stopping of the cars and makes for safer driving as well.
64. There are many ways a local government can work towards a sustainable future but it must first develop a vision and demonstrate a very strong conviction that it will not be swayed from the vision. The RDN is first and foremost a coastal community. It must not ignore the importance the shoreline and marine areas are to the healthy future of this area. It must reach out to the other agencies that manage these areas and work towards a common vision. There is a new realization moving into the halls of bureaucracy that no one agency can reach a vision of sustainability on it's own. It must seek out and collaborate with those around it and work together in the interests of it citizens. I would suggest the leadership of the RDN begin to ask the directors of its various responsibilities what are those other agencies and then make a commitment to develop strong and lasting relationships with the essential people that also make decisions about the future of this region.
65. Preserve water is #1. Allow more freedoms to build secondary dwellings in rural areas, with more building bylaws is O.K. Existing farmlands that are proven to be good agricultural areas should be protected. Certain lands that are in the ALR that are not agricultural at all should be open for development (such as the land along Spider Lake Road on the left before you reach Turnbull Rd).

- Development in urban centres should be encouraged, but not made mandatory. This is a democracy and people should have the right to live where they want to. More buses or trains or vanpools with park and ride for rural areas should be added. More affordable housing is required, and developers should be required to build say 33% of the new developments as affordable.
66. Nanaimo needs to make better use of what it has - no more tearing down buildings and replacing them with new ones, or not at all. Support our neighborhood schools - this is the first place that children learn that you don't have to have the biggest, shiniest building - put limits on development that match our area - WE LIVE ON AN ISLAND - keep the island feel.
67. Subsidized transit
68. SEE ALL ABOVE
69. I would say the RDN is heading in the right direction with the RGS
70. While farming is a great idea, it is a known fact that the island is producing less food now than 50 years ago, therefore we need more land for housing plus protected areas for natural area for wild life. This increase in housing should provide more tax \$ for services. Developers should have to pay ALL costs for improvements and development. The Region/Town should not pay for these improvements. Mississauga in Ontario is a good example to follow.
71. Ensure that green spaces and corridors along the coast are preserved for human and wildlife access. Ensure developers are adhering to wildlife, tree and water protection laws and offer incentives for doing more than just base requirements.
72. Just take a chance city planners and do something really different downtown {like a canal that can be used by kayakers} and get more people wanting to walk and bike downtown for work. We have a aging population that doesn't want change but they won't be the ones around in fifty years when Downtown looks like East Hastings.
73. I feel reluctant to answer many of the questions on this survey because I do not understand the implications of the various choices. For example, the term development seems open to interpretation. So if the survey results indicate that a majority of residents are opposed to development, politicians can use that in pretty much whatever way they choose. I am suspicious of surveys because I believe politicians sometimes use them to support their pre-existing agenda. Here is one specific suggestion regarding protection of the environment: I would support expanding the recycling program. For example, there is no collection of plastic bags. This service is urgently needed.
74. Proper infrastructure prior to development. Amenities within each community/development. Ease of access between developments. Think outside the box for new developments (solar roof, wind power, recycling run off water/natural filtration). Preserving wetlands. Look at other successful planned communities around the world for ideas/inspiration. Each development should have its own community park. Should not have to drive to a park to get to one.
75. Stop the unending new housing starts and new sub-divisions in the rural areas. Both large developments and single family homes. It is starting to feel like living in the city. Not the reason that some of us moved here.
76. More downtown development and build up instead of having sprawling developments. Clear out run down buildings in the south and replace with low cost apartment buildings. Developers should be required to build a set percentage of low income accommodations. Use the railway tracks for rapid transit....have more busses, have rapid transit buses for busy times....get the airport upgraded to an international airport (as you are doing) it did economic wonders for Comox/Courtney, get a quick ferry (foot passenger service only) from Nanaimo to Vancouver. Get the hotel built next to the Nanaimo Convention Centre (which was a fantastic and positive move) as soon as possible to accommodate the convention guests. With Forrestry Industry dying, the economy needs help and diversification...to provide alternate jobs and good paying jobs so Nanaimo residents can continue to buy homes and sustain themselves and the community...You are doing lots of wonderful things now.....keep it up and ignore the loud and very much in the minority nay sayers who it seems have plenty of time to write ridiculous letters to the editor to shoot down every good idea and thought.

78. I live here because we can access beaches and forests. I hope in future, we keep the existing environment. Developers are interested in making money and I do not think they should play such a large role in making decisions for our future.
79. More convenient and better transit; affordable "green" housing, public transit down to Duke Point Ferry Terminal, Westwood Lake, etc. so that people without cars can get to these places for both convenience and enjoyment.
80. Limit growth in rural areas, develop downtown for low income housing and provide good transportation. Encourage the use of walking and cycling paths so those in rural areas can get to town by means other than a car. If water is in short supply then limit the development and encourage conservation rather than suck every lake and river dry.
81. I would like to see a ban on plastic carrier bags. Further improvements in transit too.
82. A good mix of controlled development in all area's including rural, this will help small business's and save a ton of travelling to the more major shopping centers, it would also increase the the population to expand enough so that the business's would be sustainable, this includes a doctor, a drug store, a school, etc. Bowser would be a typical example. Also be aware most people I know already shop in the Comox Valley
83. - containing urban sprawl- if people want to develop outside the area but want to have water and sewage... then they should pay an extremely high premium. Their taxes should also be very high to compensate for the high cost of delivering utilities, roads,... to those people. -natural resources and special wildlife areas need to be preserved, protected species need extra attention. -looking at recycling options and other technologies that other areas/countries have adopted (Bern Switzerland pizza places reused the pizza boxes (the pizza delivery guy would come to the door and you would take your pizza and give him back the box right away). -Encouraging eco-tourism, becoming a global tourist destination -Encourage more IT related industries perhaps through tax breaks and other incentives
84. Allow higher density development in urban areas, i.e. duplexes, suites, low rise apartments and some high rise units for full time residents. Reduce amount of tourist commercial developments which occupy prime space, but are not utilized as year round residences. Limit commercial development to core areas, thereby avoiding urban sprawl and allow adequate residential densities around such core areas to support commercial activities. Eliminate the use of pesticides/herbicides for cosmetic purposes.
85. Where do i start. I don't want the RDN to become like Vancouver, Richmond, Surrey etc. We are told that we need constant growth, i say why? Where does it end. Whoever is reading this i ask you why do you live here instead of Vancouver, Toronto, LA? I believe the answer is lifestyle. To me that means clean water, air, open space for wildlife, rural areas for quirky people to do their own thing, large farming areas growing local food, lakes & rivers that still have fish that you can catch, a multitude of parks, safe communities to raise our kids, a wide variety of cultural & recreational opportunities, quiet places where you can go and just marvel at what a great place we live in. Let's not ruin what we have for us and future generations. Let's try something new. Say no to unlimited development, encourage landowners to preserve what we have, save all our small streams,ponds,marshes,lakes etc. Use taxes and fines to force people to change their wasteful habits re water,garbage,habitat destruction. Don't let the big cities encroach on the rural lands ie Cable Bay. As much as possible when opportunities arise buy land for parks. It may cost us a bit more to do some of the things needed to preserve what we have but it will be well worth the price.
86. Ensuring there are more green spaces protected. This will be helped by changing some of the RDN rules regarding how developers set aside land. For example most developers are required to set aside 5% of their land as park. If they are developing in stages (such as Fairwinds) this results in piecemeal sections of park. These park parcels are often between properties or in ravines and don't offer any recreational or ecological value as such. Many of these parcels in fact get absorbed by adjacent neighbours, and Fairwinds does not tend to even develop trails or pathways in these parcels. It would be better if the RDN requested that Fairwinds set aside 5% of the total area they plan to subdivide/develop. This would ensure that a larger parcel of land would be a park. This parcel would have a much higher ecological and recreational value, than little strips of land between homes in Fairwinds.
87. Our Hospital needs to be expanded a great deal as it services such a broad area.

88. limit rural housing developments. Provide bigger buses to the busy bus routes and make more times for sunday and evenings. Regard the environment when doing any developing!
89. Ban wood burning. Protect water and air quality by all means necessary. Ban vehicles which pollute excessively. put restrictions on industry. ban smoking in public areas.
I congradulate Richard Harding and staff and the city of Nanaimo for beleiving in his vision and forthright thinking with the parkway trail the rail trail that runs thru the city and his moves for alternative transportation routes implemented into ongoing urban developement Other areas of the RDN are not following suit even tho it is in their OCPs and the mandate of the regonial growth stradegey Also clean air substainability is losing the battle with so many streams and pockets of older forests being logged right under our noses anyone with any eco sense at all could asses our forested areas and conclude what should not be logged any further I realize private lands esp
90. Island timberlands has the right to log but this power has to shift before it is too late I feel land development negotiations need to start imediately to allow them to develop lands near centers for real estate, that in most cases are already clear cut yet save sections of greenspace A good example would be trade hamiltons marsh for the developemnent of the property across the road on memorial naturally saving hamiltons creek as a riparian zone and then including french creek Morning star creek(gates by bradley center) is in danger of being logged too close to protect its intgrity right at this very moment but no one seems to notice we need to hire an expert eco planner to adress all of your above mentioned concerns No more STUDYS action in proper GREEN planning
91. slower growth protection of natural habitat protection of farmland(n.b. food shortage)
contain the sprawl, make the area more walk and cycle friendly. We need well thought out by-laws in Ares F to protect the land for possible future agriculture. Too much of the area is turning into an uncared for junkyard. Fines for people who are still not recycling or composting their food wastes. No toxic fires burning in Area F (too many people burning their garbage) While our taxes continue to rise Area F doesn't always seem to reap the benefits.
I believe RDN policymakers should strive for measured growth of the region through continuous, deliberate planning and regular consultation with all stakeholders. There are many things that are highly valued in this region, such as the area's natural beauty, outdoor recreational pursuits, and rural character, but above all it comes down to lifestyle and this is what we must try to protect. I believe measures we already have in place through official community plans and bylaws will serve to steer us in the right direction (i.e. toward sustainability) and trust that we'll continue to revisit and revise these guidelines as our communities grow into the future.
93. Fairly dense urban developement at several levels of affordability in town/city centres needs to be encouraged, possibly with property tax deferrments as a bonus for great design as well as energy efficient design of apartments,town houses etc. combined with heavily treeded mini park like areas. We don't all have to live on acreage estates in the country to have a great life style. Several places in europe have done great things in these areas, mainly out of necessity, whereas we in Canada feel that we can spread out all over the place, which is inherently inefficient from a green house gas point of view.
94. Most already mentioned. In addition to public transport walking paths and cycle routes should be integrated in all plans. Building codes must continue to change at a more frequent pace to make use of up to date developments for "green" housing.
95. I think the RDN is doing very well.
96. Promote cluster and multi-family housing to protect green space Promote local service centres so people can walk to them (even if residents say they would rather drive to Woodgrove).
97. A world class commuter biking system + senior friendly transit system. Maintain natural and rural areas to protect food security and ecological integrity. Support to increase environmental ethic in individuals.
98. Demographic specific PR campaigns. From what I see each generation has there set of bad habits. For this reason any sort of educational/ PR campaigns should be generational specific and need to be addressed in different ways to ensure the messages get to the people they are intended for. Also, in order for people to change, there must be some incentive. It doesn't even have to be a

- blanket system, the program could be set up like a contest where you catch people doing the desired behaviour, reward them and then splash it all over the newspapers. Here are some examples: 1) Julie was picked randomly for riding the bus to school/ work and was rewarded \$500 gift certificate at Joe's Bike Shop. 2) John was spotted walking back from the grocery store with his groceries and won a \$500 gift certificate at Save on Foods. Local businesses who choose to get involved will also benefit from the publicity.
100. Make recycling mandatory, especially in the commercial sector and condos/apartment buildings!!! How about having a hotline to call to report vehicles with too high exhaust emissions.
101. -better transit -extreme laws concerning developers' environmental responsibilities -pesticide ban -ban time-share properties: the residents add nothing to the community -affordable housing in the form of secondary suites -SAVE HAMILTON MARSH!!! if you do, we'll re-elect you forever. yes, we know politicians simply MUST sit on the fence and never do what's right, but this is too important for that. save the bloody marsh, please.
102. Control development, educate in the public schools, the children will motivate the adults to try and do the right thing. Stop anymore mini malls that appear to be springing up everywhere. We don't need anymore places to shop, we need more green space to stop and listen to the birds and bees.
103. Preserve natural areas and parks. Don't set aside areas for forestry - set aside areas for wildlife and scenic parks. Look past a dying forestry industry and focus on preserving the trees as forces that clean the air.
104. Where is the grand plan, taking into account the popularity of the area? There is only isolated, minor development for second home / affluent retirees. There are no 'aspirational' master planned developments, new communities that are being promoted to provide an affordable, green and sustainable place to live. More 'dog patch' created by lack of vision, over protective approach to planning.
105. developing a strategic plan that would include a very large area especially for the delivery of water, electricity sewage, and improving our infrastructure. The longer we put off improving our delivery systems the more it will cost to improve and may also lead to a disaster.
106. developing a strategic plan that would include a very large area especially for the delivery of water, electricity sewage, and improving our infrastructure. The longer we put off improving our delivery systems the more it will cost to improve and may also lead to a disaster.
107. -encourage development to permit walking distance access to most amenities -develop tourist facilities that encourage park & walk/bike/bus to local features -work with provincial/federal agencies to ensure that where appropriate, facilities like schools, hospitals and medical clinics are located within 2 - 3 km of user population rather than exclusively in a centralized regional facility 40 to 160 km away.
108. free rent to at least 2 farmers markets in the city; solicit input from businesses about ideas such as limiting business openings to 6 days a week if it wasn't so damn convenient to shop 7 days a week, folks wouldn't waste as much energy running around town doing errands on a whim); encourage lawn conversions from high-maintenance grass to low-maintenance native shrubs w/ surrounded by mulch; public gardens in undeveloped city & RD land not zoned for ecological protection or recreation use
109. Development should be highly regulated towards ensuring the building of more green buildings and green communities.
110. More bike paths, designed with input from regular riders. I am concerned about reading that the transport fleet is now using biofuel. While I agree with the intention, I hope this is biofuel NOT produced from plants grown instead of food.
111. Small greenbelts - that include walkways/ bike paths away from motor vehicles!
112. Do not let developers dictate what our future looks like. We need to stick to any plan we come up with and look very carefully at any zoning amendment applications. The Beach Club development is a perfect example of developers pushing through a development that will never benefit the folks in Parksville, only a handful of non-resident well heeled people from elsewhere, and has permanently removed a big hunk of the wonderful vistas the everyone there once enjoyed. Please don't let such travesties happen in the RDN for the sake of 'tax revenue'.

113. As per above, a link to the E&N Trail or Parkway to connect Nanaimo and Parksville for cycling and walking or hiking. This would allow rural development to exist at the same time allow options for people to lower green house gasses
114. Less regulation. Increase of the use of the carrot as opposed to the stick when developing policy. Incorporation of areas like Nanoose with significant populations. Incorporation of parts of Area G into Parksville and Qualicum.
115. Limit Population
116. Area G is a good example of responsible development
117. Its big developments that change us, stop catering to tourists and retirement villages, or we'll end up looking like Florida (Florida). Overdevelopment, has ruined that once lovely place.
118. - development of Bowser to create a hub for Lighthouse Country - allow rental suites - but regulate for appropriateness (cleanliness, proximity, rates, etc) - develop an economic plan for Bowser, then reach out to fill needed business niches - disallow "resort zoned" properties that promote development of price inflated housing - reach out for more medical practitioners
119. There is no area for other comments so here goes. Questions number 4 does not give an option additional growth but on a responsible basis. The way it is put you are either happy with the way the RDN is dealing with growth or you want to see the environment destroyed and more growth. Economic growth can happen without destroying the environment
120. As I've already stated, looking into setting up a greener building code, better transit system, and more affordable green options with regards to travel and household amenities.
121. - Develop growth and design goals with citizens and stick to them. - Existing citizens should take precedence over future citizens. This is currently reversed in practice. - Use all available tools to influence development speed and design. - Develop methods of measuring progress -or its lack- toward goals and monitoring progress continuously. Any development request should be reported in its ability to meet all goals and those that do not meet them should be rejected - Downzoning and/or the modification of zoning requirements are powerful tools. While they should not be used as a stick, they should be used to protect the public's interest from speculation. Our municipalities create tens of millions for developers via upzoning or the relaxation of zoning requirements. This is not necessarily bad, if the development fits the community's needs. But if the foresight of developers is to be rewarded, their tendency to speculate at the expense of the public's interests should also be curtailed. This should not be a
122. Dense, walkable, affordable housing. Zero impact housing, notably passive houses as used in Germany - zero emissions and completely off the grid. Well functioning transit. Possibly some sort of light rail transit. Much less automobile use, more attractive architecture.
123. Enable land to be developed so that our residents do not have to travel (drive, bus, walk, cycle) more than 8kms from their house to all the necessary services. Currently the residents from Qualicum Beach and Parksville are driving to Nanaimo to shop. As this area grows we become less sustainable due to our current land use. As well Nanaimo is too long and skinny. The city should expand west to reduce commuting time to downtown and the existing services (i.e. less than 8 kms). Mt Benson does not extend the entire length of the city and is not as long or as close as it appears. The current zoning that minimized lots to 5 acres in several areas forces us to consume more land in the rural areas. These lands need to be up-zoned so that we can densify our rural areas. Annex these adjacent lands into municipalities (reflect in taxes based on services). Annex more rural land into the municipalities so that we can control the land use better. Protecting agriculture land is important as there is a limited supply of farmland in the Province. Delineating land for Forestry in the RDN does not make sense. The scope of forest land in the RDN relative to the Province is negligible. The forest lands in the RDN are currently logged once every 70 years and don't create a lot of jobs, relative to their potential if developed. I have no concerns with what is occurring on forest lands as they are not a scarcity on the island or in the province. I think 95% of our forest lands in the province are on Crown Land so we will always have a large basket of trees.

124. To continue to limit logging from occurring in the RDN and continue to support the many green ventures you are currently undertaking. I am appreciative of your mandate and focus:)
125. We/you are doing a great job in maintaining a sustainable Regional District! Population within the District will continue to grow and the need to control where that growth occurs is important, as is the infrastructure to accommodate future population increase. Relax the minimum lot size of existing housing land use areas, continue to restrict industrial/noise producing activities, even on private land, maintain the existing Land Use Plan. Introduce a full recycling system including food stuffs sent to ICC.
126. Growth is inevitable but must be balanced with provision of appropriate levels of services and infrastructure concurrent to the development in a preplanned manner not after the fact in response to crises caused by the development. The tail should not wag the dog.
127. 1. Read and seriously consider the ideas and principles contained within Eben Fodor's book BETTER NOT BIGGER. 2. More support for food production - what are the inputs that are needed? What "assists" does the industry need? 3. Support the use of ALR land for agricultural purposes only - not phoney usages such as golf courses. Encourage owners of ALR land to sell to farmers rather than allow them to promote their land for development. Discourage land speculation. Put some uncertainty into the market. 4. Support forestry and fishing (marine) by preventing the destruction of conditions that nourish both industries. The rural beauty of the area surrounding the city of Nanaimo should be maintained. High density housing should be restricted to the city itself. Industrial development must be limited to designated industrial areas. Likewise with business, and office development, keep it contained to designated areas. Look at what happened to the municipality of Surrey. It is a dog's breakfast of industry, retail business, and subdivisions. Monitor industry, and golf course fresh water usage, as well as the pollution of ground waters they cause. Provide good public transport. Maintain and support the ALR's. (Golf courses should not be considered as ALR usage.) Carefully consider road development. It can ruin an area with noise, garbage, and pollution. For example, the proposed Despard Road bypass should be abandoned. Affordable housing. This would not be an issue, if people were paid a fair wage; handicapped people were given a decent living allowance, and limit who is truly entitled to social assistance, ensuring they are given a decent living allowance. Those suffering from drug addiction, alcoholism, or mental problems should be living in a government monitored facility, and not handed over money. Training, and job experience, should be readily available for those people on social assistance, who are capable of working, and they should be required to earn their own living. Regional districts should support this, to prevent the crime, and associated problems prevalent in low income areas.
128. There's only one way to become sustainable and that is to have a population that can be supported by the resources of the region and an economy whose throughput is within the regenerative and assimilative capacity of the ecosphere, neither of which are occurring in the RDN. This will be felt most significantly when peak oil and climate change begin to impact us severely. And, to date, the RDN has made little in the way of an attempt to address these issues so that we stand some chance of adapting to them. When peak oil hits, what is the likelihood of our continuing to get foods from California and China? And with the projected increases in temperature and decreases in rainfall along the Pacific coast, California will likely be in drought conditions long before we are. What will we do for food and water then? Will we be prepared? Not if we continue on this 11-year path of failure to even begin a move towards a sustainable future.
129. Promote business that will offer employment to the people. We are over saturated in the Tourism industry which is traditionally low paying. Our young people are moving away. We have allowed our forestry to survive at the cost of local unemployment and the benefit to other countries by shipping our raw timber elsewhere. Let's promote our own people if we want to afford to live here.
130. The RDN could be healthy and productive mosaic of vibrant communities, farmland, forestry and other resource-based industries where people of all socioeconomic status feel welcome and interact. Defeating this vision are the types of developments which are becoming predominant here - lookalike strata developments, retirement communities (sometimes gated), rural developments which fragment wildlife habitat via 5 acre lots, developments too close to streams and other special natural areas. The culture of the area is
- 131.

- changing with the type and extent of development, to one without neighborly neighborhoods, where everyone has to drive significant distances to work, shop or play sports, and where people have tried to make public beach accesses look they're privately owned and/or have ruined the natural integrity of the access by building and landscaping right down to the beach.
132. A number of modules with most services provided within walking distances. The locations of the modules chosen as part of an overall sustainable development plan which uses the best current scientific evidence as to water flows, total energy costs, etc. For example large box stores appear to be able to sell a wide variety of items at a lower cost than smaller neighbour stores but I do not believe this is true if the total energy cost is considered. The total energy cost must include the costs of the all vehicles which are driven to the store.
133. - hard, precise language which does not allow loopholes and special concessions. - define sustainability, and stick to it. - nodal development - town centres and small self-sufficient points located within reasonable distance to encourage walking/cycling. - habitat protection, linear corridors and revitalization of lands - multiple, not single use. - watershed planning and protection. - integrated planning and protection according to ecosystems, not straight line political jurisdictions. Plan so that District A & B, the CVRD and the RDN, etc have similar plans/regulations for adjacent areas. - require best practices. Use the models already proven to be effective. - plan for climate change, peak oil, food security, self-sufficiency - start acting as if the environment and people were more important than development and profits - require all planners to take remedial courses in the environment and sustainability until they understand what it means and why such matters should take priority. - start to have me
134. Utilise the railway as a transportation corridor. Utilise solar hot water systems for the pools and SolarAir (TM) for public buildings. Consider electrification of vehicles (ask the province and feds for financial assistance with this). Separate walking paths from cycling paths and from roads. Push the province and feds to put money into the railway (far more sustainable than the airport!).
135. 1. Public transit 2. Farming should be encouraged wherever possible. Many cities and communities are now going back to allotments (allocated plots for growing food). Vancouver has a big movement going on in this direction. Courtenay has community plots. Public parks and lands are used for these projects. Kids love to grow veggies. They also love to pick food off the plants like beans and peas and eat it! These become family activities. And why not? We need to train the RDN in real, sustainable futures options. Not just a solar pannel on the roof! How many RDN staff have food gardens in their back yards? Instead of promoting ice skating to our kids, why aren't we focusing our energy on teaching them how to grow their own food. The RDN focuses too much energy and money on recreation when it should be looking at practical aspects of surviving in this very challenging world. More creativity is needed. We are very fortunate to live at this place and time. This area is unable to provide a sustainable future for a rapidly growing population.
136. The situation is similar to living on a cruise ship, depending on a massive amount of support from beyond Vancouver Island to maintain our high standard of living. Improving the proportion of localized production of food and essential consumer products will help make us less dependant.
137. I am very concerned about the future development of the forest lands owned by the Forestry companies. I do not want the forest lands to be allowed to become Real Estate Developments. Anything that the RDN could do to prevent this would be a huge asset to this area and Vancouver Island as a whole.
138. Stop the import of Chinese Goods, the pollution from the air as well as the packaging is very bad for us. Most of the packaging is very toxic, and we have to deal with it..... Support all farming and food growing,,
139. Insist on developers planting treed boulevards with watering systems to sustain the trees. When developers clear cut a piece of land, they must plant a minimum of number of a well established size of trees to produce shade to reduce the amount of watering required for front and back yards. CHARTWELL was the most shocking, embarrassing example of development, that is only now starting to have trees. Every subdivision must leave an allotted number of GREEN lots to be maintained or kept wild for nature to exist. Birds, deer, etc. NO ridiculous variances allowed anymore to allow large houses. In our subdivision a below size lot was the only green lot in our neighbourhood, where deer, bear, birds, raccoons...squirrels, happily turned to for refuge. The purchasers of the lot were granted a

- seven foot variance to build a LARGE house, when the council ought to have purchased the lot to have it remain GREEN SPACE. Now no green space and neighbours complain about the wildlife passing through their yards on paths they have been using for generations. This sort of thing is a travesty.IDOthink that bike paths, for electric wheelchairs and carts, ought to be encouraged, such as the lovely one alongside the inland highway in Nanaimo. That is most impressive.
- We should stop spreading out, build up or improve existing areas. One of the problems here in Qualicum Beach is that we have an older population that at some point has to stop driving , large suburbs like Chartwell and Eaglecrest have been built in such a way that people must use cars to get food, drugs, or see a doctor. All these huge developments being built are not looking to the future. Either small village like developments should be done, ones that have a small village in the centre which allows people to walk to the store, (a real store not a 7-11) visit their doctor and dentist , have a drug store and other services . Nanaimo's continuing to build big box store centres is very short sighted.
140. I think the recycling program could really use a re-evaluation, the curbside program is truly lacking and because it isn't user-friendly (not accepting glass and a number of other frequently recycled items) it encourages people to toss items in the trash rather than driving to the recycling depot. Compost should be collected at curbside too, it could make the RDN some money through the resale every spring.
141. The homeless situation needs to be addressed. Provincial cuts to core programs have really influenced the amount of individuals who remain on the streets. I realize that the RDN can't be expected to foot the bill for retraining, drug and alcohol counseling or rehab, for all homeless, but there must be a way to encourage involvement. I think a person's self worth is improved by being able to provide something for the greater good, I guess the challenge would be to find a way to discuss options with the people.
142. If the RDN is to expand, we must improve the availability of water - at whatever cost!
143. If the RDN is to expand, we must improve the availability of water - at whatever cost!
144. Health care provisions must match growth and the needs of the various communities. In Parksville and Q Beach there is no health or diagnostic centre unlike any other area in VIHA Central. Any developments should include provision for new health care facilities, particularly with the present age groups (65+) and the expected large increases expected in these 2 areas.
145. Allow for infill in existing areas. Look carefully at the large Cable Bay development. Plan ahead for new dams. Offer rate reductions or hold rates for people who conserve water. Share water between the areas.
146. I believe that my community is the first place to begin to make changes in for me and my family
147. Depleting our natural land with a constant barrage of either clear cuts or building and asphalt has costs for the general public. Science says even "green growth" is not sustainable. To delude ourselves into believing that growth is still possible and desirable if only we label it "sustainable" or colour it "green" does not do society any favours.
148. Provide incentives to walkers and bicycle-riders (eg free ferry rides to Gabriola) Partner with a business to reinstate a HarbourLynx type of passenger ferry service to Vancouver. Preserve rural areas and green spaces (eg. Piper's Lagoon, Neck Point, Buttertubs, Collier Dam Park) Encourage development of higher density housing in existing residential areas. Resist "urban sprawl" of single-family dwellings into rural/green spaces. Attract green businesses Develop community gardens around the District and rent spaces to citizens at a nominal rate. Offer "square foot gardening" workshops.
149. District wide bulk water supply. Garbage should be kept in BC, not exported. One day someone may find a way of using the energy stored at Cache Creek. Need a high tech type campus, which may bring good paying jobs and clean industry. The E&N restoration along with a rail trail may bring both better transportation as well as a tourism opportunity not currently available.
150. Most important is to have a public transit system for the district, and the island, that truly works for people, and an easily accessible, fully functioning island railway service. At present, Nanaimo residents find it almost impossible to use the train and buses.

151. please see previous answers.
- stop growth; do an extensive SEA of the whole region; but in real protection for watersheds, wetlands, forests on all lands within region; work with other regions so they do the same; establish effective wildlife corridors; encourage development of regular and efficient train travel between island communities; focus on quality of life for all inhabitants of the region not just those humans with money seeking to make a profit whether they live here or not; plan with the quality of life of all here as the top priority - not profit seekers that neither live here nor care about our communities or quality of life; change your thinking and understanding of what actually is development; do total cost evaluation of any project with the above items identified above as priorities; stop the privatization of profit/socialization of cost - to the taxpayer, wildlife and ecosystems health on which we all depend. Shift into a more wholistic planning mode that does authentic total cost and not the usual greenwashing of the existing suicide development model that prioritizes private profit over all else, including survival.
- 152.
153. Limit the current rash of development projects in Parksville. Other communities have chosen to operate with a sustainable lifestyle model instead of assuming that there is no need or possibility of controlling the rate and amount of development. At the present time it appears that we will (in Parksville) lose the qualities that made it an attractive community, by overdeveloping and having none of the advantages of our surrounding larger communities eg a hospital, improved medical services, theatres, and more shopping choices. I feel if they want farmers to grow food for the region they will have to subsidize farmers. The communities have to have a better understanding of issues concerning farming. Municipalities should not bring farmland into their boundaries, this brings urban growth to surround farms and eventually impacts the operations of livestock farming and prevents people from farming there farm under the right to farm act. I feel farms in municipal boundaries should have the option to subdivide portions of land to generate cash flow to allow them to transition into other farm uses that maybe more acceptable inside municipalities (change your cattle, horse, pig farms into agricultural, vegetable, fruit, berry or Agri-tourism based producers)
154. trail linkage to ensure we encourage physical activity wildlife corridors develop Red Gap as village centre for Nanoose ensure taxation encourages farming where viable DO NOT ALLOW "town creep" to continue i.e. Woodgrove stole parts of Lantzville;
155. Parksville should not steal more of Nanoose Plan for future (10 years plus) towards a new city inland away from the water - i.e. opportunity for affordable housing, seniors complexes within reasonable distance of Oceanside & Nanaimo encourage businesses to use rail transport for bulky regular shipments & encourage rail to offer more options to business upgrade rail track to allow for higher speed trains so we can visit Victoria, Duncan for the day - 5-10 years
- We are a culture that encourages waste and excess. Our long term survival depends upon our ability to reshape the culture to reduce consumption to a 'sustainable level'. RDN can assist by continuing to 'envision' how we can enjoy a quality lifestyle that recognizes the new constraints. Having been somewhat involved with RGS discussions over the years, I think RDN is making an honest effort to consult and move us in appropriate directions
- 156.
157. 1. The top priority must be establishing a clear definition of sustainability, one that is written in plain language and that will form the foundation of the Regional Growth Strategy. The RDN definition of sustainability avoids the critical aspect of limits. We cannot grow forever and be sustainable and our population is likely already unsustainable in terms of the productive, assimilative and regenerative capacity of our natural environment and its ecosystems. 2. The level of understanding of sustainability among elected officials and the general public must be improved. How can building sustainable communities guide the decisions of the Regional Board when it is clear that they don't understand the concept. 3. Research the physical and ecological limits that determine sustainability. Educate our elected officials and citizens about what we can and can't do if we are going to be sustainable. 4. At a minimum, place a moratorium on growth outside urban areas until its determined why the RGS has failed to implement policies that lead to sustainability. Growth may continue once it has been demonstrated that the RDN and its municipalities have determined that we have the ecosystem and resource capacity to maintain more than our current regional population.

158. - Strong focus on affordable housing. Do a real homeless survey, not once a year on cheque day. Greater housing densities. Really tackle homelessness. Cheaper to house people than all the costs of policing, health care, emergency shelters, etc. - Hold the line on UCB. Line is a joke, it moves for every Sandstone, Cable Bay, etc that comes along. Keep UCB to not allow development west of Nanaimo Parkway. - Protect our water source by buying the land. - Allow more services in residential neighbourhoods, (speaking here more so on the urban areas) basically more corner stores/cafes so I can walk to get bread, milk, have a coffee. - Increase development cost charges in rural areas to help shift growth back inside the UCB (urban containment boundaries). Force all developments to include a transit plan. -Make ferry costs to small islands reflect true costs to not burden other taxpayers. - Take more measures to protect the Inland Island Highway. Do not allow development adjacent to the I.H. Take stronger measures than we have. We have a good rail line on the Island. Development of a useful schedule would enable people to leave their cars at home as well as provide transport for good up and down the Island. A bike path (such as the excellent ones in Nanaimo) running parallel to highway 19A from Nanaimo to Courtney would allow safe and more pleasurable riding than is currently available.
159. we already have enough cities...let's not make anymore keep our green areas-agriculture areas , parks, forests- the greater the population pressures become the more valuable our spaces will be
160. I am opposed to introducing more bureaucratic rules than we already have. The RDN is far too bureaucratic as it is. The gap between the intent of the politicians and the actions of the bureaucrats is huge, in my opinion, at the regional, provincial and federal levels of government in this country.
161. Sustainability is defined as an activity being able to continue at a given level indefinitely. If we consider sustaining the character of the RDM we must limit growth because the District's resources are finite. A contribution the RDN and it's citizens can make is to grow more food. This can be encouraged by developing Community Gardens and municipalities offering a rebate on property taxes to those who maintain a vegetable garden.
162. Develop in "pockets" rather than endless acres of housing. Keep significant old-growth natural forests as buffers around these pockets. This also helps develop healthier neighbourhoods where people feel connected and involved. (and are more likely to carpool, carshare, etc.) Encourage alternate energy vehicles and shared ownership/rides. We have the climate that makes these vehicles useful. There is an electric car built in Canada that is currently not legal to drive in Canada due to current rules. Consider changing the rules of the road: i.e. to allow for Slower Speed limits and the use of more electric vehicles. The preservation of wildlife (as stated in RDN policy above) is not accomplished by bulldozing every tree in sight to "densify" everything within the current boundaries. The birds, insects, deer, and other 'critters' manage to co-mingle successfully if enough natural forest is kept, as opposed to creating a huge wasteland of suburban sprawl. Along with natural forest growth within the city, consider deer crossings, and lower speed limits to avoid destroying wildlife within the city limits.
163. A sustainable future is one in which the human population stops expanding and we control our levels of consumption in a way that allows other species to thrive and maintain their populations. Paramount is managing our land and natural resources in a way that meets human needs without depleting or damaging the environment and the associated natural resources. I have seen first hand the destructive practices of forestry, farming, and development. I believe that forestry practices need to be changed and the use of harmful chemicals in industry and agriculture more intensively monitored and regulated. This means more policing of forest companies, farms, and developments. I would like to see the Nanaimo Region at the forefront of green practices in the world. There is no reason we could not be. If we make the preservation and protection of our land and resources the top priority, we can insure a long and sustainable future. I do not suggest a "hands off" approach to the environment. I think we need to continue to harvest trees, plants, animals, etc. but we need to do it in a way that insures the health and safety of the natural renewable resources, including species which have not yet been identified as "useful" Intact ecosystems and species diversity are very important. Urban sprawl must be stopped.
164. Endeavour to prevent urban sprawl
- 165.

166. Produce more, Consume less and waste nothing.
167. Perhaps more support to the local and VI farmers...encouragement to buy local. More farmer markets? More focus on basic issues of housing, homelessness.....one homeless person costs us \$55,000. according to recent research. -encouragement of alternative energy sources. Nanaimo has many options here.
168. Develop the downtown. It's beautiful, and housing close to merchants is the new urban planning model. Also, extend the seawall to Departure Bay Beach, or even beyond. It's a no-brainer, cheap, low-hanging fruit that would enhance the city's outward appeal (to visitors) and encourage cycle traffic into downtown.
limit growth---stop growth, assure communities have complete liveable areas within walking distance, reduce use of car, protect eco systems. start to slow things down. It is said we have the technology to build anywhere that doesn't mean its a good thing. To date
169. Nanaimo and the region have many examples of past mistakes. In the future all should be considerde for the future. Is this decision right and does it assure sustainability. can we do it over and over endlessly! No one should get extremely wealthy on the changes we do allow this should go back into the community. They say the earth is getting to small to continue to forgiving our mistakes.
We continually see building on Every scrap of available land along Hammond Bay Road and other areas where the infrastructure is missing. You get more tax revenue at the cost of lower quality of services to the residents. VERY POOR PLAN SO FAR! I found that
170. each department lays off the blame on other departments while merrily permitting Building, building building! So our question to you is What Plan?
171. ban suburban sprawl!!!
172. Decide on an optimum population size and configuration and stick to that goal. Plan based on population needs not development pressures. Take regional directors on a junket every election to real villages and real communities to teach them what constitutes community. Partner with First Nations communities without compromising regional goals. We would like to be good neighbours to First Nations and nor work against each others reasionable aspirations. By that we mean we would, for example, oppose casinos whoever wants to build them.
173. See answers to questions above.
174. Limit the number of people coming in to available resoruces in the area. It appears that the limit for water has already been reached.
175. Look at what has already occurred and support the people, businesses and communities which have the attributes of green living
-More opportunities to walk for daily requirements ... groceries, appointments, etc -More bicycle stands to park bikes ... maybe even free bikes for use in the downtown area. -Community areas to compost where one can walk with compost from house -More support to farmers to supply local produce -Create community garderns in school yards -Support businesses to be green ... bicycle stands; city support with recycling/less garbage; incentives to reduce wasteful use of electricity; etc. -encourage green technology through incentives to companies, homeowners, schools, etc that utilize solar, wind, etc. -give tax breaks to homeowners that can prove a green home -Encourage new businesses to Nanaimo that promote health and wellness through eco-tourism, tourism, preventative health, IT, clean energy, etc. -Create a reputation as the best place to be with the freshest air, cleanest water and best home grown food!
176. limits on development such as design, environmental impact, transportation creative competitions to involve all locals to work on density issues
177. density issues
178. not sure

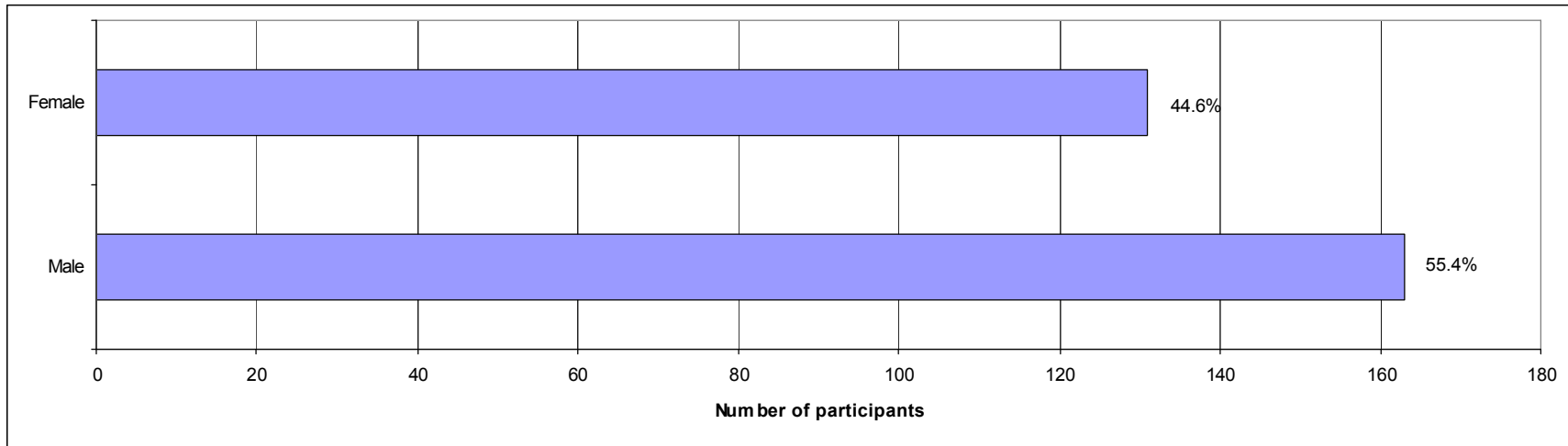
179. I envision a region where housing and business are densely clustered in nodes along the transportation corridor, allowing people to live close to their work, shopping, and amenities. I see an integrated, highly efficient and convenient public transportation system that is more desirable than using private automobiles. I picture a city where the buildings and infrastructure fit the scenic landscape, in harmony with the natural surroundings. I see a return to farming in the region, providing much more of our food needs than the current 5%.
180. In general, I believe in protecting the air/water/food supply above all else, as they are essential to life. After that, "a good night's sleep" is the next priority - which sounds silly, but touches on such things as safe shelter and controlling noise pollution. And finally, the opportunity to learn and earn, in order to be self-directing in one's life and able to pursue good health and happiness. Any step that can work towards those goals for the people living here, without making it harder to achieve for just as many people in the future, that is what I support under the broad topic of "sustainability". I have raised the topics of privacy and noise in the living environment because I believe they are big factors in where people choose to live (and how they commute). I did not notice either of these factors mentioned in the discussion paper. People have expectations in this society that we should each have our own "space" to do as we please. It may be a long time before we learn to compromise that ideal, but we can start now to try and find ways to create a "space" for each of us that is smaller and more sustainable.
181. 1) We came to Area H because of semi rural life style and affordability. 2) We expect to move to more densely populated area when age and health issues prohibit us from living to our current life style. 3) Improved communication infrastructure will help us stay in our home longer. 4) Put greater emphasis into farmer's market activity to facilitate 100 mile diet concept.
182. Stop logging by private forestry which will conserve water in the short and long term, create more good air, create more wildlife usage, create more greenspace. Even smaller acreages should not be allowed to just cut and build ... must have consideration for wildlife and water retention for themselves and neighbors. Retention of native plants/trees whenever possible to reduce overall water usage.
183. Higher density in village centers, municipalities. Stop cutting of all old growth trees/Coastal Douglas-fir zone and many second growth tree lots as well. Set aside greenspace for future. Better identification of year-round and seasonal watercourses with public education that follows through in the immediate neighborhoods...Maintenance of those watercourses. More parks/protected areas ... Little Mountain, Hamilton Marsh.
184. The transit service in Nanaimo needs to be improved substantial as scheduling is too infrequent, does not allow for efficient transferring between lines and does not reach all areas. Consider revamping transit lines as many use the same routes which creates redundancies at the expense of other areas that may need service.
185. Allow more village nodes which should decrease the number of trips to larger centres.
186. The nodal village model works and should be improved upon
187. Stop the current growth trend. Talking about it like in this survey will do nothing. Politicians will not act until it is too late, which it actually is already. The area has already been ruined and there is absolutely no change in sight except that we talk about it to some degree. We are on our way to becoming like Florida. Unless Municipalities stop issuing permits for new development, nothing will change. I certainly do not see any of this happening in my lifetime. If you start on affordable housing schemes it will only get worse. Public education to change citizens actions, practice what is preached, the Growth Strategy has been a farce looking at rural sprawl around Parksville and QB, Area E has high incomes and huge property values, yet we pay a miniscule amount in taxes, and get the same back from the RD, where are our parks? Where does the RD purchase special sites that are rapidly being gobbled up by yet another low density rural sprawl development?
188. You cannot dictate where people live. It has taken years for the recycling depots to operate efficiently. Start at the top....with the RDN staff riding the buses, living next to the RDN offices. Allow clotheslines in the subdivisions AND in the City of Nanaimo subdivisions, just think how much power could be saved without all those dryers running. Find a better more energy efficient lightbulb (they don't last).

- Allow more rural acreages (5 acre parcels) so people CAN become more sustainable...livestock, poultry, gardens, etc. WE DO NOT NEED ANY MORE REGULATIONS!!! We have enough already. Sustainability is just another reason to add more regulations to an already over-loaded system.
- focus on preserving our environment and moving away from our focus on fast-paced life and the need for a lot of transportation - promote farmer's markets and growing food at home (need Lantzville Farmer's Market!) - preserve more areas as parkland, and don't charge for parking there (waterfront parks are particularly needed) - support local marijuana compassion clubs and access to local organic medicine - gas stations restricted and only on highways - use schools more as community resources - facilitate local exchange
189. - provide community resources in different areas where people can trade or give away surplus items - food, construction materials, clothing, household goods, also networking to allow exchange of services and support to build stronger local communities - facilitate safe and pleasant travel by foot or bike - paths away from traffic are very cool! - encourage neighbourhood activities, help keep people active close to home - more local celebrations - the revamped Minetown Days in Lantzville last
190. Keep a good balance of city housing development and rural land use to maintain the feel of the area. Continue with water conservation programs and increasing public transit. Encourage smaller commercial developments in all areas to make walking to buy goods and services more feasible.
191. Please make sure that your own vehicles do not pollute by exceeding the speed limit. I have been overtaken twice by garbage trucks when I was going about 5km over the limit myself! This means bringing all your employees on board with the plan. A more sustainable future means taking care of the natural environment around us which ultimately is what sustains us. Have a programme to eliminate California Bull Frogs.
192. For the regional district to be eliminated. The process and help one gets us deplorable you seem to forgot who pay your wages. Its time the City of Nanaimo quit dictating what happens in outside city limits.
193. we need to seriously reduce our consumption of everything and figure out how we are going to cope with a radically different future. a future where we will need to be far more self sufficient. we need to support and provide incentives for green development. recognize that 'business as usual' is not going to work and it's time for some radical thinking and action it will be best to have as many people on board as possible through education and engagement protect our water and remaining forests.
194. My ideas?? Where is this ? from. Sustainability - give it a break -

Question #22: What is your age?

Age	0-15	16-25	26-35	36-45	46-55	56-65	66-75	76-85	86+
	0% (0)	2.7% (8)	11.0% (33)	12.4% (37)	24.4%% (73)	32.4% (97)	14.0% (42)	2.7% (8)	0.3% (1)

Question #23: What is your gender?



Question #24: What is your education level?

Education level	No Certificate, Diploma, or Degree	High school certificate or equivalent	Apprenticeship or trades certificate diploma	College or other non-university certificate or diploma	University certificate or diploma below bachelor level	University certificate, diploma, or degree
	1.4% (4)	16.6% (49)	6.4% (19)	19.7% (58)	9.8% (29)	46.1% (136)

Question #25: What is your household income?

Household yearly income	Under \$5,000	\$5,001 - \$10,000	\$10,000 - \$30,000	\$30,000 - \$50,000	\$50,000 - \$70,000	\$70,000 - \$90,000	\$90,000 - \$110,000	More than \$100,000
	1.2% (3)	1.2% (3)	10.1% (26)	25.3% (65)	23.7% (62)	15.6% (40)	7.4% (19)	15.6% (40)