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To: Bowen Island Update Steering Committee:

Thank you so much for inviting me to add my input to the OCP from my perspective as a realtor on Bowen Island and the North Shore. My main concern is with appropriate varied housing for our community. Obviously, maintaining and creating more parks (including a portion of CRC), sustainability of natural resources and renewable energy and transportation are very important but I feel that housing is THE MOST IMPORTANT FACTOR.

Here are the items that I think are most vital to a sustainable community:

1. seniors strata housing – over the past 4 years I have seen several senior members of our community have had to sell their single detached homes (that they have lived in for 10 to 30 years) and not being able to find appropriate accommodation, have had to move back to the city, away from their friends and environment that they have known and loved for years. What we need for anyone who no longer wants the burden of maintenance of a larger home is a smaller attached **one level** stratified townhome or condo that is closer in to the village centre. These homes ideally will be 1 or 2 bedrooms, 1 or 2 baths and from 800 sq. ft to 1700 sq. ft. with ample living/dining space and with at least an attached 1 car garage. Within the next 5 years there will be many seniors looking to purchase these types of accommodation and if they do not find them here on Bowen they will have to move to the city.
2. affordable housing – young families and others who live and work on Bowen who do not have the opportunity to purchase starter homes when the average lower priced homes currently are in the mid \$400,000 range, can there be more non-market land available to this group of people that could perhaps afford something in the \$200,000 range?
3. Social supportive rental housing available to those who would benefit from this type of government housing.

All of the above suggested housing is higher density and that is the direction that we need to develop. There is talk of co-housing – an excellent idea, which gives people more choices. There is also talk of duplexes being developed near Artisan Square – another excellent idea (but not for seniors looking for one level homes).

We do not need more single family detached homes, just look at our inventory of detached homes for sales currently (47) there are a lot of choices for individuals who have been in the housing market and have equity to purchase these higher end homes!

As a realtor who has worked in the North and West Vancouver markets for many years (1986 to 1997) and now am currently working on Bowen and the North Shore since November 2008, I have been very frustrated by the lack of variety in housing, it is either a bare lot or a single detached home.

Take a look at the City of North Vancouver and you will find a huge variety of housing that is able to provide for every aspect of a person's home owning career – from 1 bed condo to single family home and finally to attached one level townhome. I am not saying that we need a huge inventory of this type of housing, but to be able to choose more than single family is what we need on this Island to accommodate all levels of purchasing power and need.

I look forward to participating in any meeting of all realtors with the OCP committee at any time.

Sincerely,

Monica McKinley
Real Estate Consultant
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