



The Village of
PORT CLEMENTS
"Gateway to the Wilderness"

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7:00 PM, Monday, February 6th, 2023
Committee of the Whole

AGENDA

1. **ADOPT AGENDA**
2. **REPORTS & DISCUSSIONS**
D-1-Housing
Consideration:
 - 2020 Housing Needs Assessment Report
 - "M&B Subdivision", Parcel A, Plan 10257, PID 013-159-861
3. **ADJOURNMENT**



REPORT TO COMMITTEE OF THE WHOLE

Author: Elizabeth Cumming, Deputy CAO
Date: February 6, 2023
RE: M&B Subdivision

BACKGROUND:

In 1981 the Village was in the process of developing a sub-division plan for PID 013-159-861 (Parcel A, Plan 10257) referred to as the "M&B Subdivision". Prior to this time, Parcel A had been separate lots (see plan 1079) that were at some point re-surveyed and amalgamated together into one lot (PID 013-159-861).

The Village got to the extent of creating maps that outlined how the lot would be subdivided and the layout of the roads that would be developed to access the lots it would be subdivided into. It also installed water and sewer services based on where these maps indicated where the roads and lots would be. However, this subdivision was never registered nor developed, it was abandoned in the planning stage sometime in the 1980s. It is believed that the requirements of the Village's subdivision bylaw, which the Village must adhere to, such as requiring paved roads, sidewalks, and streetlights to be installed, created a financial barrier for the Village to undertake the subdivision itself. Since this time, while the potential development of the "M&B Subdivision" has been a topic of discussion and consideration by many Councils over the last 40 years, it has not progressed from discussion into actualization.

As it stands, the Village of Port Clements is the owner of this property which is approximately 2.426 hectares (5.99 Acres) and assessed at \$55,600 In 2023. The property is currently zoned as R1 which is Residential Urban Zone.

DISCUSSION:

Unless the Village has specific purposes in mind to develop a property, it is generally not recommended to hold onto land indefinitely as the Village loses out of the potential revenue that can be generated in property taxes (regardless of if the property is developed or not, though there would be more revenue generated from a developed property). That said, having undeveloped land readily at its disposal to potentially develop for its changing needs enhances the Village's flexibility to adapt to changing circumstances and priorities.

It is a reality that this lot and many larger lots privately owned in the Village that could be subdivided have struggled to be subdivided given the requirements necessary to be met to be subdivided as per the Village's subdivision bylaw. These requirements are in place for a good reasons though, so that the developer, not the Village, bears the liability and cost to develop such properties to an acceptable standard set by the Village or as required by the Province that the Village sets them to rather than having a situation where a private developer is able to generate significant profit from selling undeveloped or underdeveloped lots and passing off the costs and liabilities to properly develop the lots onto the purchasers or potentially even onto the Village (though of course, the developer would incorporate all its costs into the sales prices of subdivided lots). For example, to install streetlights in an area without them either the property owners or potentially the Village (if it agreed) would have to bear the cost to install them, which can be a significant burden financially as well as on its limited capacity.

The Village may want to review and update its subdivision bylaw before looking at potentially developing or selling the M&B subdivision. The Village may also want to review its zoning bylaw as what can be developed on the property is limited by its zoning (so, for example, if the Village wanted to encourage density housing development, it may want to rezone the subdivision to RM-1, Multiple Family Residential Zone, where apartment buildings are permitted which may be a better way to address housing concerns and needs than increasing the amount of single-family dwellings).

Currently, as a R1 zone, only one single family dwelling or one two family dwelling (or duplex), or one board house, or one bed and breakfast establishment, and accessory buildings or structures, are permitted to be built on the property, whether it is subdivided or not. Additionally, the minimum lot size permitted to be created in this zone is 558 square meters (slightly over 6,006 square feet) in size, which is a bit smaller than the typical 50 x 132 ft lot size (closer to 50 x 120.25 ft lot in dimensions).

STRATEGIC**(Guiding Documents Relevancy – OCP)**

Sustainable development within the community and encouraging its growth and development is an OCP priority.

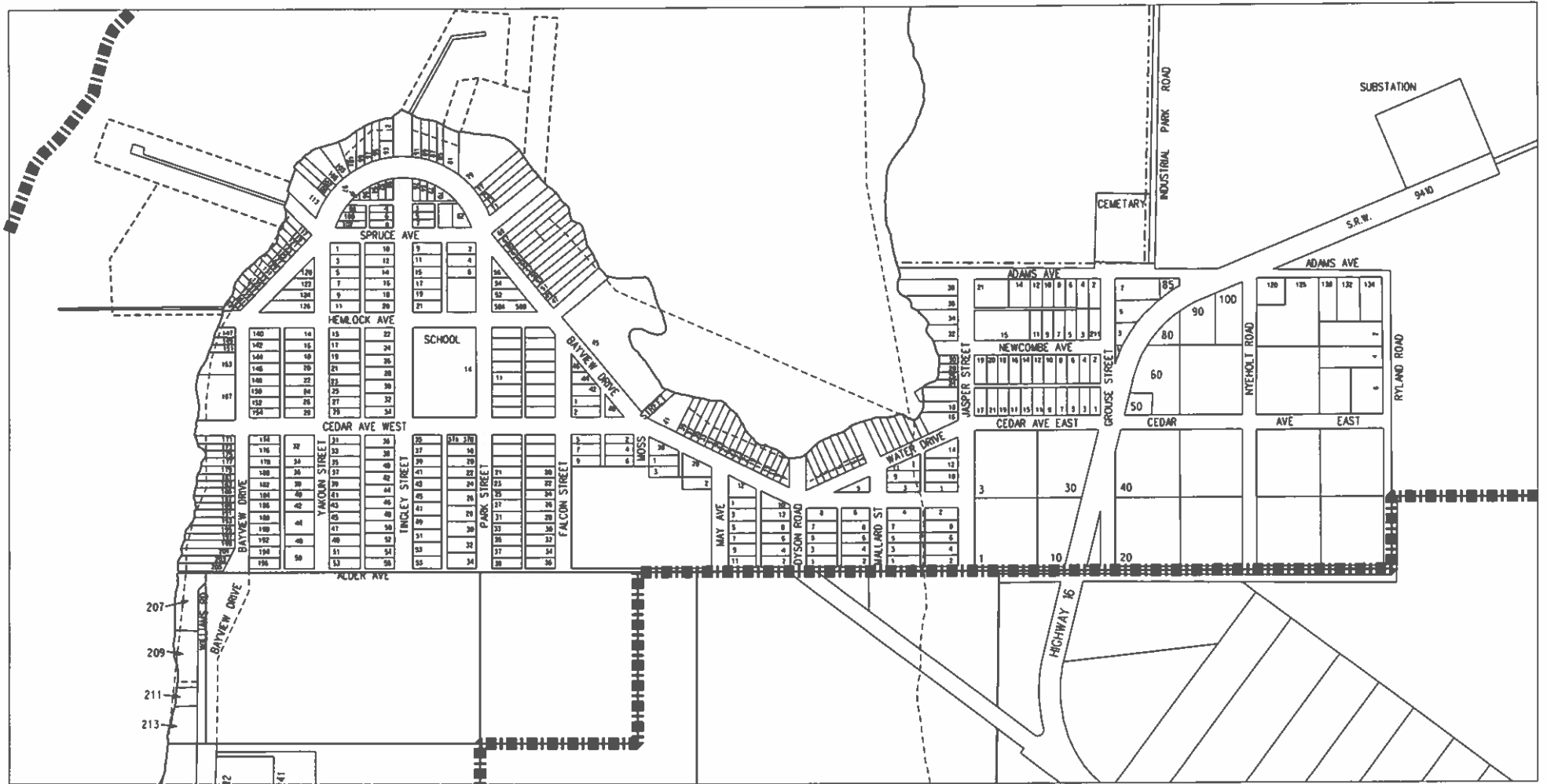
FINANCIAL**(Corporate Budget Impact)**

If the Village sold the M&B subdivision for development there would be revenue generated from such sales. If the Village leased the property to a third party and permitted development at their cost, there may be revenue generated from the lease, but there would also potentially be liability considerations to the Village. If the Village embarked on developing the property itself, then there would be significant costs involved, which may or may not be able to be covered with grant funding. Developing the property is likely to be a multi-million-dollar project, and infrastructure resulting from the development (roads, streetlights, sewer/water lines, sidewalks) would eventually become assets that the Village would have to maintain thus creating an increase the Village's maintenance expense.

ADMINISTRATIVE**(Workload Impact and Consequence)**

Developing the M&B Subdivision would be a significant increase in staff workload, though the least increase in staff workloads would occur if the property was just sold off. Both a lease and/or developing in-house may not be feasible with current staffing capacity. It would also be a multi-year multi-phase project, likely taking between 5-10 years, if not more, to develop (the Multiplex Building Development was basically a 10-year undertaking from concept to finishing construction).

Respectfully submitted: Elizabeth Cumming, Deputy CAO.

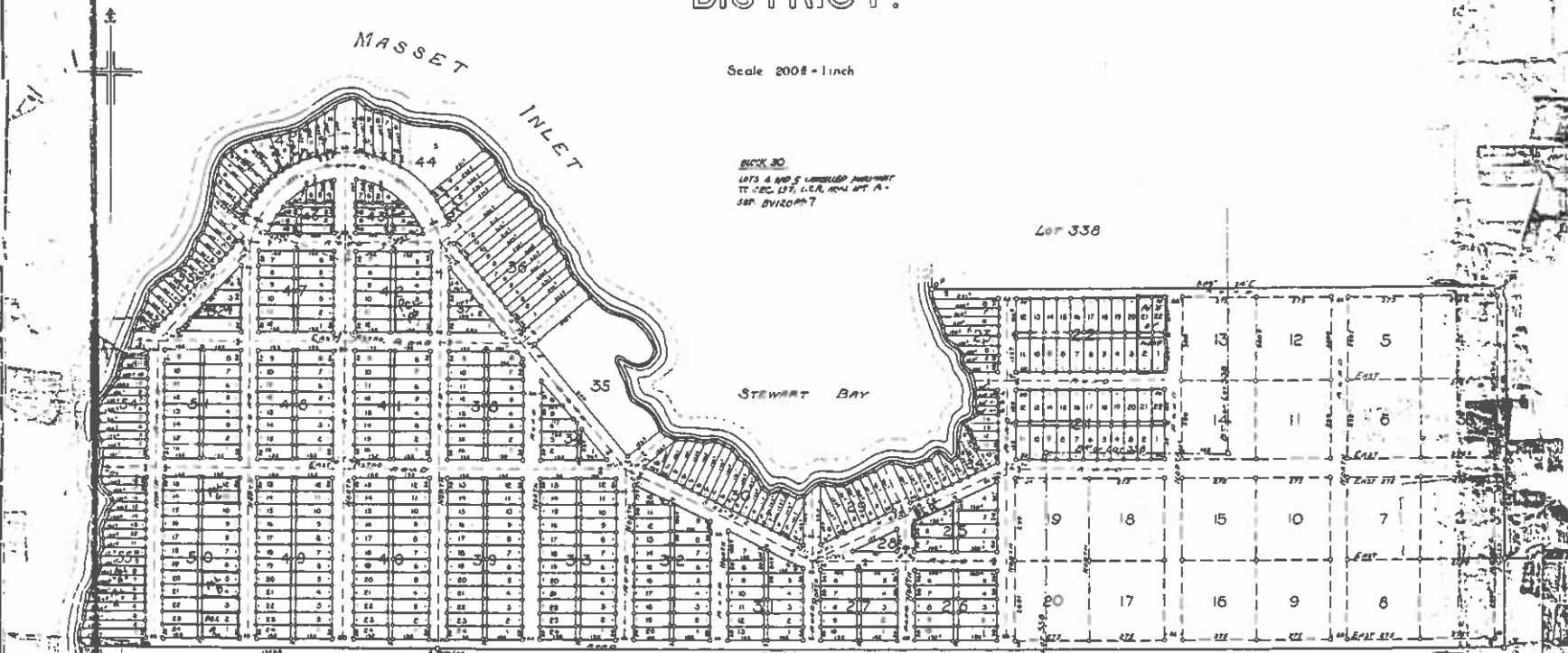


1079

Plan No. 1079 PLAN No. 1079
Deposited this 10th day of March 1964
H. Harrison
District Registrar

SUBDIVISION OF PORTION OF LOT 746, QUEEN CHARLOTTE ISLANDS DISTRICT.

Scale 200ft = 1 inch



BUCK 30
LOTS 4 AND 5 CANCELLED PURSUANT
TO SEC. 137, L.C.A. NOW PART A -
SEE BY2000-7

Lot 338

STEWART BAY

Lots 1, 2 & 3, Block 42 CANCELLED UNDER
SEC. 131, L.C.A. - NOW PART A (SEE T811210)

See Chapter 104, Section 104.01 of the
Land Survey Act and the
Regulations thereunder for the
definition of a "Witness" and the
requirements for a "Witness" to be
qualified to act as a "Witness".

Lot 4, 6, 8, 10
CANCELLED UNDER SEC. 131,
L.C.A. - NOW PART A (SEE T811210)

Lot 7, 9, 11, 13
CANCELLED UNDER SEC. 131,
L.C.A. - NOW PART A (SEE T811210)

Lots 1 and 2, Block 50 CANCELLED
PURSUANT TO SEC. 137, L.C.A. -
NOW PART A (SEE T811210)

Owner's Signature: *[Signature]*
Witness: *[Signature]*

The W & M of Lot 2, Block 50 and
the W & M of Lot 3, Block 50 CANCELLED
PURSUANT TO SEC. 137, L.C.A. -
NOW PART A (SEE T811210)

Lots 4 & 6, Block 50 CANCELLED
PURSUANT TO SEC. 137, L.C.A. -
NOW PART A (SEE T811210)

Lots 12 & 14, Block 50 CANCELLED
PURSUANT TO SEC. 137, L.C.A. -
NOW PART A (SEE T811210)

L. 747

Lots 1, 2, 21, 22, Block 22, and
intersects of Lots CANCELLED
UNDER THE CANCELLATION
ACT, SEC. 14, L.C.A. 1964

I, Fred Nash, of the City of New Westminster, B.C., British Columbia
Land Surveyor, make oath and say that I was present at Lot 746
of C.I. Dist and did personally supervise the survey represented by
this plan, and that the survey and plan are correct. The said survey was
completed on the 20th day of April 1964.

Sworn before me this
23rd day of April 1964

Fred Nash
C. Harrison S.M.

DROMYLLA NASH and DAVIDSON
BC LAND SURVEYORS
325 HONOR STREET
VANCOUVER B.C.

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Port Clements Gamadiis Llnagaay Housing Needs Report

September 2020



This study was led by the Village of Port Clements and funded by the Union of BC Municipalities and the Northern Development Initiative Trust. It was prepared by Co+Host.

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Acknowledgements

In this report, we refer to Port Clements as Gamadiis Llnagaay, to acknowledge that we live and work on Haida Gwaii, the traditional, unceded territory of the Haida Nation. Gamadiis Llnagaay is the Xaayda Kil name for the area known as Port Clements. In Xaad Kil, the northern dialect on Haida Gwaii, this region is known as 'Waan Kun. We use the Xaayda Kil translation, as Gamadiis is the name of a creek in the nearby Juus Clan village site. We are grateful to HIGaagilda Xaayda Kil Naay in HIGaagilda *Skidegate* and Xaad kil Nee in *Gaw Tlagee Old Massett* for support with these translations. We are grateful to Jags Brown from the Juus Clan, whose village site is near the community of Port Clements Gamadiis Llnagaay, for sharing his clan's history with us.

Haawa and thank you to all the residents of Port Clements Gamadiis Llnagaay, the service providers and the political leaders who provided invaluable perspectives through their participation in interviews, a survey, and community conversations. Your thoughtful reflections and ideas brought the data to life. Personal identifiers and the raw data from these engagements will remain confidential.

Disclaimer

All the information included in this study is based on data/information gathered from various secondary and primary sources, and certain assumptions. Although due care and diligence has been taken in compiling this document, the contained information may vary due to changes in the environment. The prospective

We would like to thank and acknowledge the following people for their support for this work. These individuals provided key insight into local housing needs, and will support the important work to come.

- Manzanita Snow, Port Clements Housing and Restoration Society
- Kelly Green, Port Clements Housing and Restoration Society
- Brigid Cummings, Port Clements Housing and Restoration Society
- Wendy Quinn, Port Clements Housing and Restoration Society
- Ruby Deacock, Village of Port Clements

This study was led by the Village of Port Clements and funded by the Union of BC Municipalities and the Northern Development Initiative Trust.

user of this document is encouraged to carry out their own due diligence and gather any information they consider necessary. Co+Host and its consultants cannot be held liable for the outcomes of decisions made as a result of this study.



Port Clements Gamadiis Llnagaay Housing Needs Report



Purpose & Methodology

The purpose of this study was to develop a Housing Needs Assessment, in line with the provincial requirement for municipalities, that understands current and future housing needs, opportunities, and issues in Port Clements Gamadiis Llnagaay.

The methodology included a literature review, interviews, a community survey, a community conversation, and community-wide feedback on recommendations. For more information, visit www.portclementshousing.com.

Current Situation



155 private dwellings



153 occupied by residents

Total population and number of households is declining



More than half of residents have lived in Port Clements for over 10 years



80% single detached homes
67% of which have 3+ bedrooms



17% moveable dwellings



3% apartments with less than 5 stories

Majority of homes built before 1980



82% of residents own their home

Median assessed value of a home in Port is \$102,420



18% of residents rent their home

Proportion of households renting their home has declined over last 10 years



Approximately 20% of lots in Port Clements Gamadiis Llnagaay are empty or vacant



What you've told us about Housing Needs in Port Clements Gamadiis Llnagaay

30% of people have unmet or partially unmet housing needs



70% of people feel their housing currently meets their household's needs.

Concerns of the people with unmet or partially unmet needs:

Primary concerns



1. Too big



2. Too small



3. Minor improvements



4. Would like to own



5. Cost

Secondary concerns



1. Too big



2. Too small



3. Minor improvements



4. Accessibility & upkeep



5. Major improvements



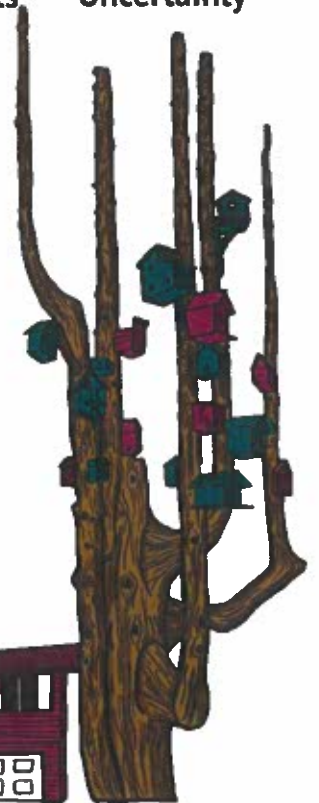
6. Tenancy Uncertainty

A lack of available housing to rent or buy, and the cost of what is available, keeps people from living in housing that would better meet their needs.

Looking more broadly, a few community challenges affect current and future housing supply:

1. The community's population is getting older, and there aren't options locally for older residents to downsize.
2. There are not a lot of homes for sale or for rent. When homes become available, it's not always well advertised, and a lot of what comes up for sale requires a lot of work.
3. There are fewer work opportunities in Port Clements Gamadiis Llnagaay than in the past, and this has resulted in a contracting population.

But, community members are very committed to staying in Port Clements Gamadiis Llnagaay.





Based on what we've learned, here are some ideas about what might work in the future...

Seniors housing



We've heard that a small, 4-6 unit housing complex where seniors, and perhaps others in need of housing—could live independent lives with some communal supports—would meet local needs. This might include small, stand-alone units with sleeping, eating and living space, and a larger communal area with a kitchen and common room. Mobility, outdoor space, and innovative management solutions are all important considerations.

Sharing affordable housing resources



Affordability keeps many people from living in homes that would better meet their needs. There are many resources locally, provincially, and federally to help owners and renters secure, maintain, or improve their homes—but they can be hard to find and navigate. PCHRS could compile and share information relevant to the community.

Strategies to regulate short term rentals



Short term rentals have a small influence on the local rental market, and this influence could grow. The Village of Port Clements could investigate adopting bylaws to protect local renters and rental properties, while still allowing for income generation on residential properties.

Port Clements Housing and Restoration Society



This small non-profit is leading exciting work related to housing and restoration in Port Clements Gamadiis Llnagaay. They have an ambitious mandate and are volunteer driven. They will need support to get their great ideas off the ground!

Property development incentives



There are a number of vacant properties and empty lots in Port Clements, which are an opportunity for the development of new rental and ownership housing. The Village of Port Clements could offer incentives to landowners to develop or sell unused parcels of land, in order to further stimulate the local housing market.

In addition to these housing-focused actions, we heard a lot about the importance of attracting young families to Port Clements Gamadiis Llnagaay. In order to do this, the community needs to focus on job creation and improving a sense of community, while exploring housing interventions.

Introduction

Purpose of the Study

A Housing Needs Report (HNR) draws together housing-related statistics and lived experiences in order to provide a comprehensive picture of what housing is available and needed in a community. These reports inform community planning, advocacy, and project development, ensuring that the steps taken are in line with local needs.

The Village of Port Clements, in cooperation with the Port Clements Housing and Restoration Society (PCHRS), contracted Co+Host to conduct a Housing Needs Assessment. Working in alignment with requirements for Housing Needs Reports (HNRs) from the Province of BC, this study sought to:

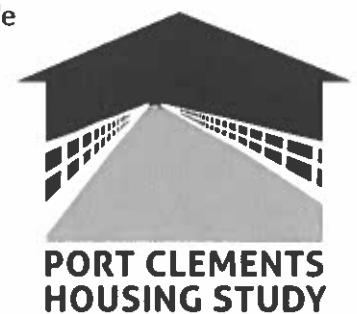
- Understand local housing needs, opportunities and issues through research and community engagement.
- Develop housing needs assessment for Port Clements Gamadiis Llnagaay, congruent with provincial requirements and reflective of local needs.

This project occurred with financial assistance from the Union of BC Municipalities and Northern Development Initiative Trust.

Scope

This project focuses on housing needs within the municipality of Port Clements, as per the provincial requirements related to housing needs assessments. The influence of nearby communities on Haida Gwaii

was considered alongside local needs.



Approach

This study uses the Wheelhouse, developed by the City of Kelowna in 2017, to understand housing supply and need in Port Clements Gamadiis Llnagaay. Historically, housing has been understood on a linear continuum, whereby home ownership is the ultimate goal for all.

The City of Kelowna offers a Wheelhouse, illustrated in Figure 1, as an alternative, recognizing the diversity of housing needs over an individual's lifetime. The Wheelhouse suggests that a healthy housing stock needs to incorporate different types of housing, and

different tenure types if it is to meet the diversity of resident needs. It offers six focus areas that guide understanding and planning for the future.

Given that Port Clements Gamadiis Llnagaay is a small community, with slightly larger communities nearby, it is not realistic to assume the community will have all six types of housing locally. However, it serves as a model for considering the diversity of housing needs in a community.

“The Wheelhouse allows the City to understand and address the needs of those residents who are housing-vulnerable as they move around or across the circle between all the different types of housing, rather than in a single straight line “forward” from homelessness to homeownership.”

- Canadian Mortgage and Housing Corporation, 2019



Figure 1. The Housing Wheelhouse. Reprinted from *The Wheelhouse: A New Way of Looking at Housing Needs*, by Canada Mortgage and Housing Corporation, August 7, 2019, retrieved from <https://www.cmhc-schl.gc.ca/en/housing-observer-online/2019-housing-observer/wheelhouse-new-way-looking-housing-needs>

Methodology

The methodology used to develop this assessment included:

Data Collection and Analysis

This report synthesized demographic and housing statistics available for Port Clements Gamadiis Llnagaay from provincial and federal data sources including: the Canadian Census (2006, 2011 and 2016), BC Assessment Housing Needs Reports (2006 - 2020), BC Housing and BC Statistics. Data for neighbouring communities on Haida Gwaii was used comparatively.

Key Stakeholder Interviews

Ten key stakeholders were interviewed to understand their views and perspectives on current and future housing needs in Port Clements Gamadiis Llnagaay.

Survey

An online survey with a phone-based completion option was distributed to residents of Port Clements Gamadiis Llnagaay, property owners in Port Clements Gamadiis Llnagaay, and individuals interested in moving to Port Clements Gamadiis Llnagaay.

Seniors Interviews

Ten seniors were interviewed to further understand their current and future housing needs in Port Clements Gamadiis Llnagaay. These interviews were done in lieu of a focus group.

Community Conversation

All community members were invited to participate in an online community conversation about community growth and housing. seven individuals participated in this conversation, sharing their views about the future of the community, the role housing plays, and what other factors should be considered.

Final Community Feedback

Preliminary findings and recommendations were presented back to all residents of Port Clements through a mailout to all PO Boxes in the community, and through posters at the community grocery store. All community residents were invited to provide final reactions and feedback via an in paper and online comment card.

Data Quality and Study Limitations

Lack of provincial data for Port Clements Gamadiis Llnagaay

Not all recommended data sources for BC Housing Needs Assessments provide data for communities as small as Port Clements Gamadiis Llnagaay. This study was not able to access community-level data from the Canada Housing and Mortgage Corporation regarding monthly shelter costs, or from BC Statistics regarding population projections. The Canadian Census also had some data gaps for key housing indicators in Port Clements Gamadiis Llnagaay, particularly related to household income for various household composition, and details on rental costs. Furthermore, some Census data was derived from a 25% sample size, which was

identified by local study participants as problematic. With a total population of approximately 250 people, a 25% sample size has the potential to misrepresent local realities, and residents identified a number of statistics that did not reflect their knowledge.

The global non-response rate (GNR) for the 2016 Census in Port Clements Gamadiis Llnagaay for the short-form census questionnaire is 4.9% (provincial GNR is 4.9%). For the long-form census questionnaire, the GNR is 6.1% (provincial GNR is 6.1%).

In order to supplement gaps in provincial and federal data, the study employed qualitative research methods including interviews and community conversations.

¹Global Non Response Rate “combines total non-response (households) and partial non-response (questions)”, thus indicating data quality. Data for geographic areas with a GNR equal to or greater than 50% are not published, as the risk of non-response bias is too high.

These methods highlighted individual perspectives and lived experiences, adding depth to the quantitative data.

Survey data quality

Collecting data within a small community, especially from a particular group within the small community, can result in a small sample size. Approximately 22% of Port Clements Gamadiis Llnagaay residents (56 respondents) completed the study's Housing Survey. While this is strong community participation, validity measures are still low.

Those who completed the survey were representative of many groups within Port Clements Gamadiis Llnagaay; however, there were some over and under-representations. There were no survey participants under the age of 24. Relative to the census, there was a slight overrepresentation in the housing survey of

individuals earning between \$50,000 - \$59,000. Relative to the census, there was under-representation relative to the census with individuals earning between \$30,000 - \$49,000, \$60,000 - \$69,000, \$80,000 - \$99,000 and over \$150,000.

Qualitative research methods supplemented the local survey findings.

COVID-19

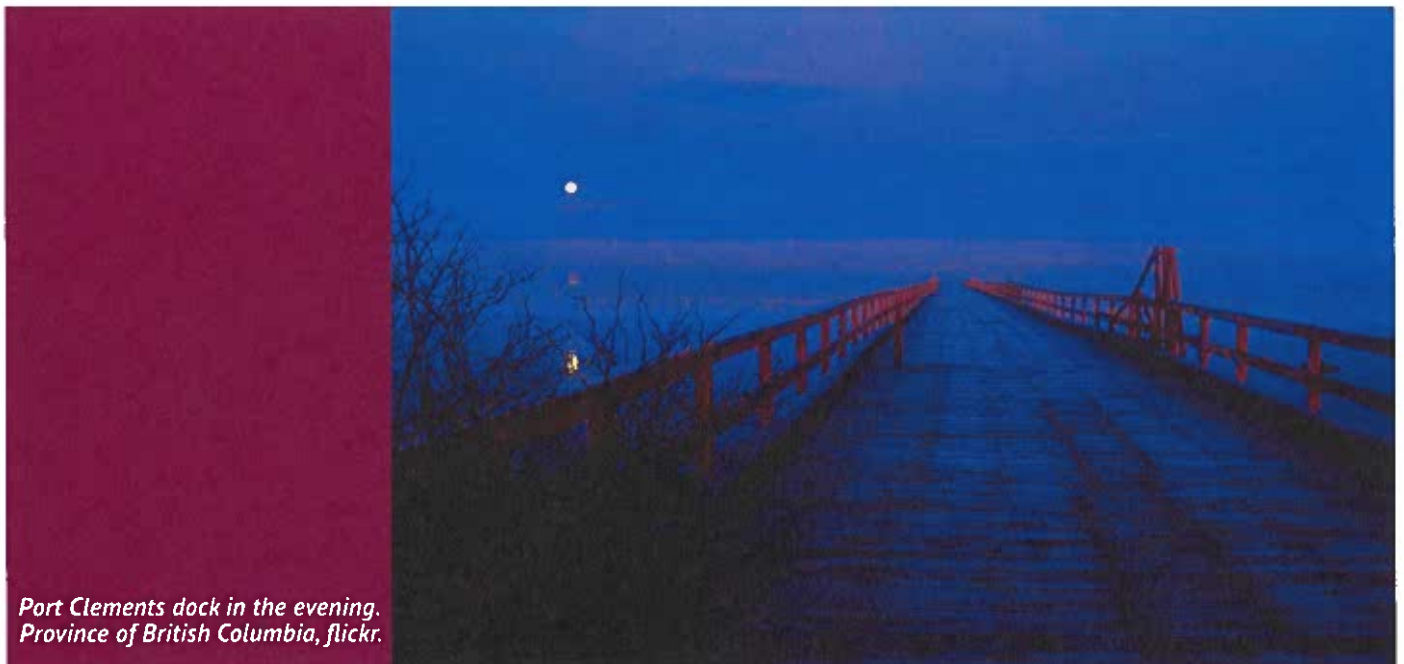
Early in the engagement process, the response to the COVID-19 pandemic was elevated. This meant that we were unable to bring together groups of people in person to discuss challenges or review solutions. Phone, online, and mail-based methods for meeting were used instead.

Provincial Context

In April 2019, new legislation British Columbia took effect, requiring local governments to “collect data, analyze trends and present reports describing current and anticipated housing needs” (Province of British Columbia n.d.). By April 2022 and every 5 years thereafter, municipalities are required to complete housing needs reports in order to support their understanding and responses to housing needs in their communities. The Province of BC stipulates minimum

requirements for these reports, and that once complete these reports are to be published publicly and free to use by community stakeholders.

In British Columbia, BC Housing develops, manages and administers a range of safe, affordable housing options across the province, and in partnership with governments, non-profit and private housing providers, and Health Authorities.



*Port Clements dock in the evening.
Province of British Columbia, flickr.*

Regional Context

Haida Gwaii is an archipelago of over 150 islands, 100 km off the northwest coast of British Columbia. Haida Gwaii is entirely the territory of the Haida Nation, but HIGaagilda Skidegate and GAW Tlagee Old Massett are the two inhabited First Nation Reserves, with majority Haida residents. The islands have three municipalities (Queen Charlotte Daajing Giids, Port Clements Gamadiis Llnagaay, Masset) and six small unincorporated communities. All communities, with the exception of Sandspit K'il Kun, are located on Graham Island.

The Council of the Haida Nation is the governing power of the Haida Nation, which “collectively holds hereditary and aboriginal title and rights to Haida territories,” including “the entire lands of Haida Gwaii, the surrounding waters, sub-surface and the air space” (The Haida Nation 2018). All people of Haida ancestry are citizens of the Haida Nation, and the Council of the Haida Nation is a sovereign, self-determined government that works with the Hereditary Chief Council and Band Councils under the Haida Accord, and with the North Coast Regional District Areas E, D, and each municipality under individual Protocol Agreements signed between 2005-2008.

Provincially, Haida Gwaii falls under the North Coast riding, and the Member of Legislative Assembly currently resides in Prince Rupert, while working with Haida Gwaii’s governing bodies. Federally, Haida Gwaii is in the Skeena-Bulkley Valley Riding, and the Member of Parliament currently resides in Smithers, similarly working with Haida Gwaii’s governing bodies.

The Village of Queen Charlotte completed a Housing Needs Report in 2017, and the Village of Masset has one in progress, as of early 2020. The North Coast Regional District (NCRD) has not yet secured funding to undertake a Housing Needs Assessment; however, it will be required to do so before April 2022. Skidegate Band Council and Old Massett Band Council are exempt from the provincial legislation; however, both Band Councils have housing departments with designated Housing Coordinators.

Figure 2. Map of Haida Gwaii. Reprinted from Tadswii, by GoHaidaGwaii.ca, 2018, retrieved from https://www.gohaidagwaii.ca/wp-content/uploads/2019/02/GoHaidaGwaii_2018_Map.pdf



Community Profile

Location

The Village of Port Clements is located on Haida Gwaii, the unceded territory of the Haida Nation. Port Clements Gamadiis Llnagaay is located centrally on Graham Island, at the southern end of Gaw Kaahlii Masset Inlet, as indicated in Figure 2.

The unincorporated community of Tlell Tll.aal is the nearest community (22 kilometers south, approximately 17 minutes driving) and Masset is the nearest major community (42 kilometers north, approximately 33 minutes driving). HlGaagilda Skidegate is 60 kilometers

south of Port Clements Gamadiis Llnagaay (45 minutes driving), and Queen Charlotte Daajing Giids is a further 9 kilometers (10 minutes driving).

As of 2016, the land area of Port Clements Gamadiis Llnagaay is 13.07 square kilometers and the population density was 21.6 people per square kilometer (Statistics Canada 2017b). British Columbia's population density by comparison, is 5.0 per square kilometer.

History

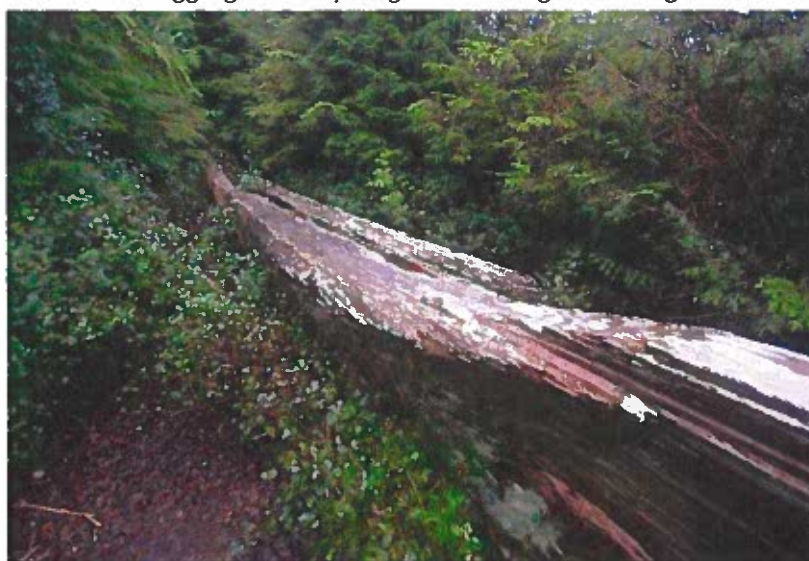
The town of Port Clements Gamadiis Llnagaay is on the territory of the Haida Nation, and the Juus clan of the Haida Nation had a village nearby, near the Juskatla Narrows. Haida people have occupied Haida Gwaii since time immemorial. The pre-contact population of Haida numbered in the tens of thousands in several dozen villages across the archipelago. During contact, Haida communities on Haida Gwaii were decimated by smallpox and other infectious diseases. In 1862, smallpox infected the Juus clan: the few surviving members relocated near the current-day community of Gaw Tlagee Old Massett. Their descendants live in both Gaw Tlagee Old Massett, HlGaagilda Skidegate and off of Haida Gwaii.

Early settlers to Port Clements Gamadiis Llnagaay established farming in the area. As the community grew, the community evolved into a fishing and milling community. The Village of Port Clements was recognized as a townsite in 1907, and during the world wars, the region provided spruce to the airplane industry sparking further community growth.

Shortly after the Second World War, MacMillan Bloedel took over extensive logging leases on Haida Gwaii with Spruce in high demand (Village of Port Clements

2019). The 1960s - 1980s was a time of substantial growth in Port Clements Gamadiis Llnagaay, sparked by the community's new focus on logging. During these years, the school taught children from Grades 1 - 10, the first paved road arrived, the town was incorporated (1975), and the Golden Spruce Motel was built (Village of Port Clements 2019). There were also large spikes in local population growth: between 1966 and 1976, the population nearly doubled, growing from 205 to 406. Between 1981 and 1986, the population grew again by 42% (380 residents to 539) (Cumming 2019).

In the 1990s, after nearly a century of growth in the logging industry, regulations began shifting as a result



Unfinished Haida canoe, outside of Port Clements Gamadiis Llnagaay. Photo by Miles Green, flickr.

of actions including the Haida Nation's 1985 stand at Athlii Gwaii and the establishment of Gwaii Haanas National Park, National Marine Conservation Area Reserve and Haida Heritage Site (Haida Gwaii Management Council Fall 2018). In 1992, the Province of BC introduced the Timber Supply Review (TSR) program, a process establishing limits on logging through Annual Allowable Cuts (AAC) in order to promote sustainable forest practices.

In 2009, the Haida Nation and the Province of BC co-signed the Kunst'aa Guu - Kunst'aayah Reconciliation Protocol (KKKRP), delegating authority to the Haida Gwaii Management Council (HGMC) for Haida Gwaii's future AAC determinations, a process unique to the province (Haida Gwaii Management Council Fall 2018).

In 2012, the HGMC reduced the AAC by 47.6% (1,772,616 cubic meters to 929,000 cubic meters) (Haida Gwaii Management Council Fall 2018, 4), representing a new model for forest management on Haida Gwaii, with "more emphasis on the management of important ecological and cultural values unique to Haida Gwaii" (Haida Gwaii Management Council Fall 2018), and is based on joint decision making between the Haida Nation and the

Province of BC. In May 2020, the HCMC released an updated AAC for Haida Gwaii of 804,000 cubic meters, a further 13.5% reduction from the 2012 determination. This determination was made through consensus, and paid particular attention to issues related to the supply of cedar, Northern Goshawk habitat, and a viable forest industry sector for Haida Gwaii (Haida Gwaii Management Council 2020).

Given the community's connection to the logging industry, the decline in AACs has corresponded with a contraction in local employment opportunities. This has resulted in many residents, especially families, leaving the community.

Governance

The Village of Port Clements is governed by an elected council, including a Mayor and four Councillors. The municipality employs a small staff of five, including: a Chief Administrative Officer, a Deputy Clerk, a Senior Finance Manager, a Senior Finance Manager, a Public Works Superintendent, and a Public Works Assistant.



*Port Clements Gamadiis Llnagaay,
photo from the Village of Port
Clements website.*

Village Bylaws, Policies and Documents Influencing Housing

A review of the Village of Port Clements' 2012 Official Community Plan (OCP) and current bylaws highlight the following municipal housing-related priorities.

- Housing for seniors and those with special needs
- Housing for those at risk of, or experiencing, homelessness
- Self-employment opportunities on residential properties

Section 7 (Social Well Being) of the OCP outlines a series of objectives and supporting policies designed to "continue working towards enhancing the quality of life for our residents" (Village of Port Clements 2012, 7). A series of policies indicate that housing is central to this goal, with a specific focus on the needs of seniors and those who are at risk of, or are, homeless. They include policies to:

- "Continue to work with seniors and citizen groups, as well as government agencies and community groups to increase housing services and facilities that will be required to meet the needs of an aging population and those with special needs." (Village of Port Clements 2012, 7)
- "Encourage the provision of seniors' housing options that include independent living in a support setting, such as congregate housing development or a campus of care as defined by the Ministry of Health." (Village of Port Clements 2012, 8)
- "Work with other agencies to promote a more integrated approach to mental health issues, addictions and homelessness." (Village of Port Clements 2012, 8)

The Residential Land Use Section (Section 9) further outlines the Village of Port Clements' vision for residential development. The OCP stipulates that the Village would like to:

- Encourage attractive residential development.
- Welcome growth while discouraging further sprawl.
- Encourage infilling of lots.
- Protect the rural nature of properties designated Rural Residential ...
- Provide for self-employment opportunities consistent with the residential character of single family and duplex areas." (Village of Port Clements 2012, 8)

Policies supporting these objectives include:

- "Encourage the development of a range of affordable and potentially rentable housing models in serviced areas..."
- "Protect the character of the parcels designated Rural Residential ... by maintaining a minimum parcel size requirement for subdivision of 5000 square meters."
- "Encourage and support home occupations as a secondary use in residential areas, and regulate them..."
- "Permit secondary suites within houses and two separate dwellings on a lot"
- "Accommodate bed and breakfast operations within single family dwellings provided that they meet the regulations contained in the Port Clements Zoning Bylaw"² (Village of Port Clements 2012, 11–12)

² According to Zoning Amendment Bylaw #231, 1991 Bed and breakfasts and boarding houses are permitted in areas zoned as Residential Urban Zone, Rural Residential Zone, Mobile Home Park Zone, Commercial Core Zone, Commercial Service Zone, Marine Commercial Zone, Marine Tourism Zone and Resource Area Zone. All bed and breakfast units must provide one parking unit per space plus one unit (Zoning Amendment Bylaw #231, 1991 1990).

Local Economy and Labour Force

As of the 2016 Census, Port Clements Gamadiis Llnagaay had a labour force of 220 workers. This represents a 12% contraction from the labour force in 2006 (255 workers) (Ministry of Municipal Affairs and Housing 2019). The participation rate was 72.6% in 2016, slightly lower than the 2006 participation rate of 73.5%.

Renter households have higher, and growing participation rates. In 2016, the participation rate for renter households was 87.5%, an increase from a rate of 82.6% in 2006. Owner households had a participation rate of 71.7% in 2016, which was consistent with the 2006 rate (Ministry of Municipal Affairs and Housing 2019).

For a century, Port Clements Gamadiis Llnagaay' economy has revolved around forestry and logging (Cumming 2019). Forestry companies, some of which are based in Port Clements Gamadiis Llnagaay, are major employers and have supported community growth through both job creation, resident attraction, and indirect support to local businesses.

Figure 3 illustrates the composition of workers by major industry, and the changes between 2006 and 2016. It is

interesting to note that in spite of contractions to the local economy, the total number of workers working in the Agriculture, Forestry, Fishing and Hunting Industry increased between 2006 and 2016.

Figure 4 illustrates the composition of major industries in 2016, by those who own versus those who rent their

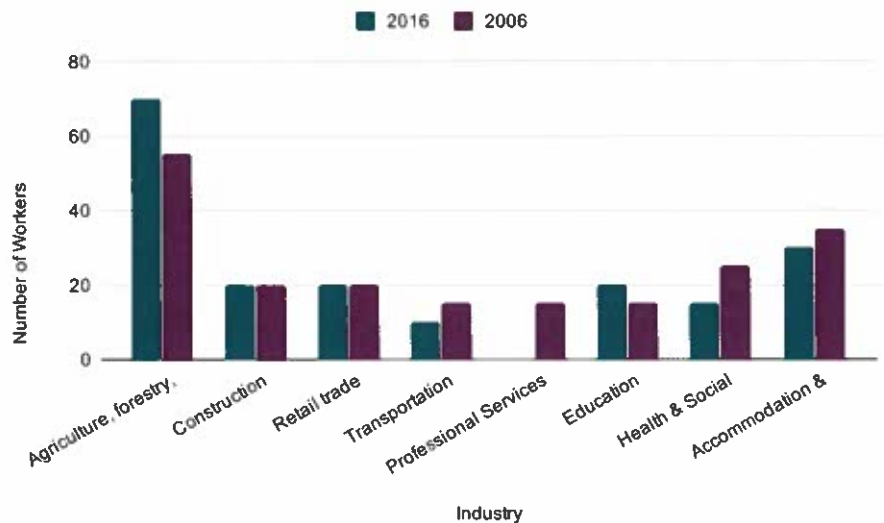


Figure 3. Workers by industry, 2006 and 2016. Data for 2006 from Statistics Canada (2007) and data for 2016 from Statistics Canada (2017b).

homes. Noteworthy is that all renters are employed in Agriculture, Forestry, Fishing and Hunting or Construction.

A small percentage of community members, all of whom own their homes, (6% of residents, or 15

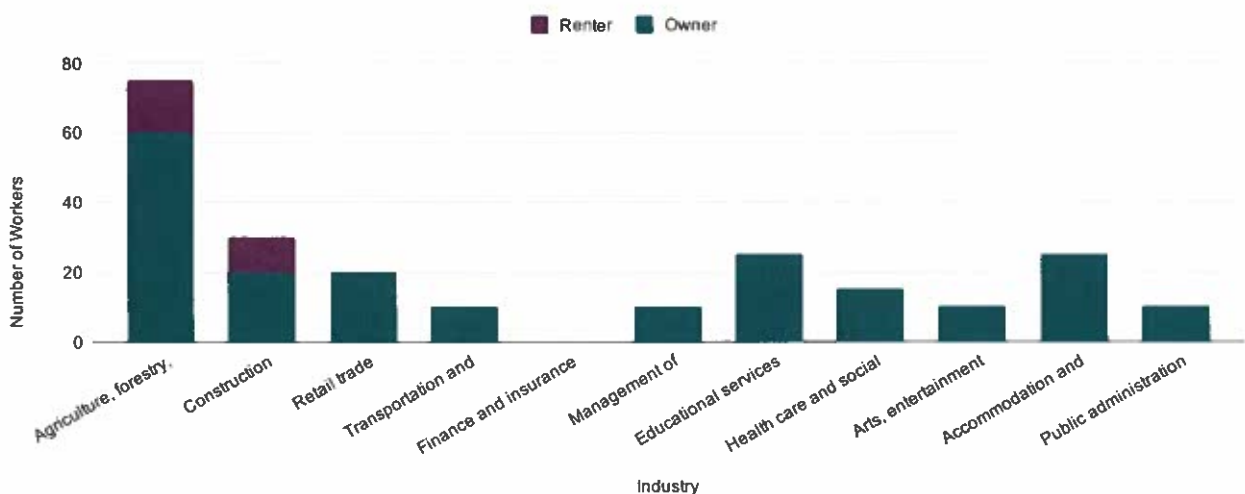


Figure 4. Major industries in 2016, by renter and owners, by Ministry of Municipal Affairs and Housing 2019.

individuals) commute to a different municipality for work. (Ministry of Municipal Affairs and Housing 2019). Commuting to either the north or south end of Haida Gwaii represents a substantial daily fuel cost. There is no data available for the number of community members who work remotely; however, study participants suggest that this is possibly an area of recent growth as Port Clements Gamadiis Llnagaay now has reliable internet and cell service.

Recent contractions to the AAC on Haida Gwaii have created new challenges for Port Clements Gamadiis Llnagaay, as logging operations contract, and historical sources of income and employment are reduced. This is reflected in Census data with a contracting labour force, and a rising unemployment rate. Some residents are looking to tourism for the future, while others have left the community entirely.

The unemployment rate in Port Clements Gamadiis Llnagaay in 2016 was 8.9%, an increase of 0.9% from the 2006 unemployment rate (8%) (Ministry of Municipal Affairs and Housing 2019). This unemployment rate is slightly higher than both the provincial rate (5.9%) (WorkBC 2020a) but lower than the rate for the North Coast Regional District (12.3%) (Ministry of Municipal Affairs and Housing).

This contraction has sparked many conversations within the community about the future of Port Clements Gamadiis Llnagaay. While there is no single agreed upon vision, many participants in this study noted the importance of focusing on local economic diversification in order to attract new residents to the community, with a particular emphasis on attracting families. Many residents are turning their focus towards tourism, building on existing community infrastructure such as the Port Clements Museum and numerous walking trails. Participants in the community conversation highlighted numerous small business opportunities that could attract new residents and tourists, by adding more services and enhancing the look and feel of Port Clements Gamadiis Llnagaay.

While there is no single agreed upon vision, many participants in this study noted the importance of focusing on local economic diversification in order to attract new residents to the community, with a particular emphasis on attracting families.

These ideas include bringing a farmer's market to the community, featuring community artists and enhancing the local trail network. Other community members suggested the development of an economic plan for Port Clements Gamadiis Llnagaay, that incentivizes small business, and value-adding business development.

Study participants also recognized that logging will continue to be an important part of the community's economy; however, this industry does not provide the stability that it once did. Finally, some study participants noted that the declining industry and population has coincided with a decline in community cohesion and inclusion. They stressed the importance of bringing people as a result.

Education

School District 50 operates one school in the community: Port Clements Elementary School. The school has two classes: Kindergarten - Grade 3, and Grades 4 - 6. There are concerns locally that, should the student population continue to decline, the school may be at risk of closure.

Port Clements Gamadiis Llnagaay students have been attending high school outside the community since the late 1970s (Village of Port Clements 2019). Today, most students attend Gudangaay Tlaats'gaa Naay Secondary in G̱aw Masset, and busses are provided by

the School District. Other students attend GidG̱alang Kuuyas Naay in Queen Charlotte Daajing Giids.

There is no post-secondary education available in Port Clements Gamadiis Llnagaay. However, the Haida Gwaii Institute does offer post-secondary education in the form of place-based semesters accredited through UBC in the communities of HlG̱aagilda Skidegate and Sandspit K'il Kun. Coast Mountain College also offers some programming on Haida Gwaii. Some residents of Haida Gwaii opt to pursue online post-secondary education at a wide variety of institutions.

Health Care

Northern Health operates one clinic in Port Clements Gamadiis Llnagaay (Port Clements Medical Clinic). The clinic offers nursing and homecare, and it hosts outreach services that are based from the Northern

Haida Gwaii Hospital in Masset. Services include home care, mental health, public health, diabetes care and dietician services. A family physician visits the community 1 - 2 days per week.

Community Services and Amenities

Port Clements Gamadiis Llnagaay has a small number of services and amenities for community residents. This includes:

- Port Clements Museum
- Library, housed in the Port Clements Multiplex
- Seniors' Room, housed in the Port Clements Multiplex and shared with other groups

- Bayview Grocery Store
- Community Park & Campground
- Wharf
- Outdoor experiences: hiking trails, inland sea, Yakoun Yaagun River



*Old growth outside of Port Clements.
Province of British Columbia, flickr.*

Population & Demographics

Port Clements Gamadiis Llnagaay has a population of 282 residents (Statistics Canada 2017b). The community's population is contracting: there was a 25.4% decline (96 residents) between 2016 and 2011 (Statistics Canada 2017b), a 14.1% decline (62 residents) between 2011 and 2006 (Statistics Canada 2012), and a 14.7% decline (76 residents) between 2006 and 2001 (Statistics Canada 2007), as illustrated in Figure 5. Looking back at data over the last 40 years, the largest recorded population size occurred in 1996, with 558 total residents (Cumming 2019).

The median age in Port Clements Gamadiis Llnagaay is 47.8, and the average age is 44.4. The median age has changed considerably over the decade prior. In 2011, the median age was 63.3, while in 2006 the median age was 52.2 (Ministry of Municipal Affairs and Housing 2019). When compared to other municipalities on Haida Gwaii, the age composition in Port Clements Gamadiis Llnagaay has a smaller proportion of residents under the age of 19, and a higher proportion of residents between the ages of 25 - 64. The proportion of seniors between the ages of 65 - 84 is comparable, but there is a higher proportion of residents who are over the age of 85.

As of 2016, there were slightly more women (52.8%) living in Port Clements Gamadiis Llnagaay than men (Ministry of Municipal Affairs and Housing 2019). Amongst the total home owners, there are slightly more women who own homes (59.7%) than men (41.9%). Amongst the total home renters, there are considerably more men who rent homes (88.9%) than women (22.2%).

According to the 2016 Census, 12.7% of the Port Clements Gamadiis Llnagaay population in private households (45 individuals) identify as First Nations (Ministry of Municipal Affairs and Housing 2019).

Seniors and Families

Port Clements Gamadiis Llnagaay has a higher proportion of seniors, defined as individuals 65 years and older, when compared to the provincial averages. The community has a higher proportion of individuals over the age of 85 when compared to other municipalities on Haida Gwaii, as illustrated in Figure 6.

Local residents note that the number of seniors moving to Port Clements Gamadiis Llnagaay has increased in recent years. Some individuals are moving to the community permanently, others on a seasonal basis.

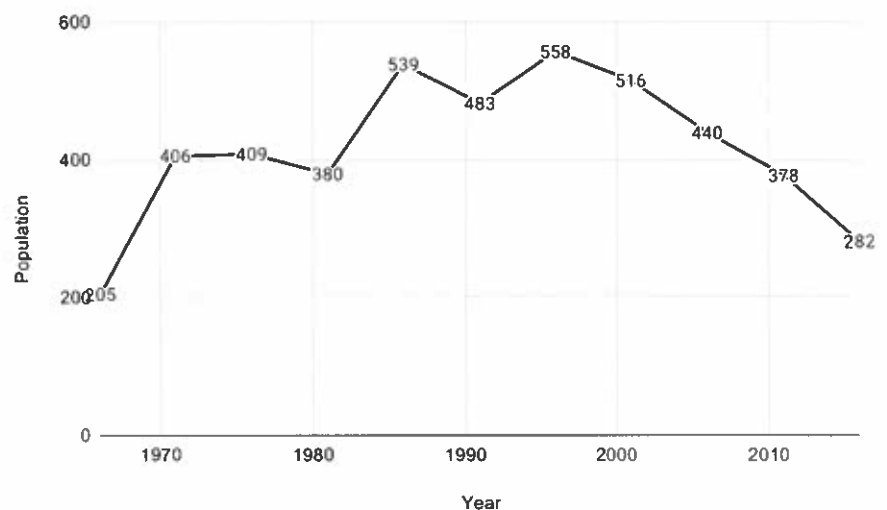


Figure 5. Population of Port Clements, 1966 - 2016, by Cumming, B., 2019.

The 2016 Census indicates that 23.5% of total private households are led by seniors, all of whom are between 65 - 74 years of age. This percentage of senior-led households is increasing. In 2006, only 13.2% of households were senior-led; however, all these seniors were over the age of 75. All senior-led households are owned by the residents. (Ministry of Municipal Affairs and Housing 2019)

Conversely, the number of children under the age of 14 in Port Clements Gamadiis Llnagaay is smaller than provincial averages nearby municipalities, as illustrated in Figure 6. In Port Clements Gamadiis Llnagaay, 10.7% of the population (30 individuals) are under the age of 14.

The 2016 Census indicates that 27.3% of total private households are made up of census families with children. This percentage has decreased slightly since 2006, when 30.7% of households had families with children. In 2006, 25% of census families with children rented their homes. By 2016, all census families with children owned their homes (Ministry of Municipal Affairs and Housing 2019).

Local residents note that families have moved away from Port Clements Gamadiis Llnagaay, largely as a result of declining or less-stable work opportunities. Community members fear that this trend will continue if employment opportunities, services, and amenities continue to decline.

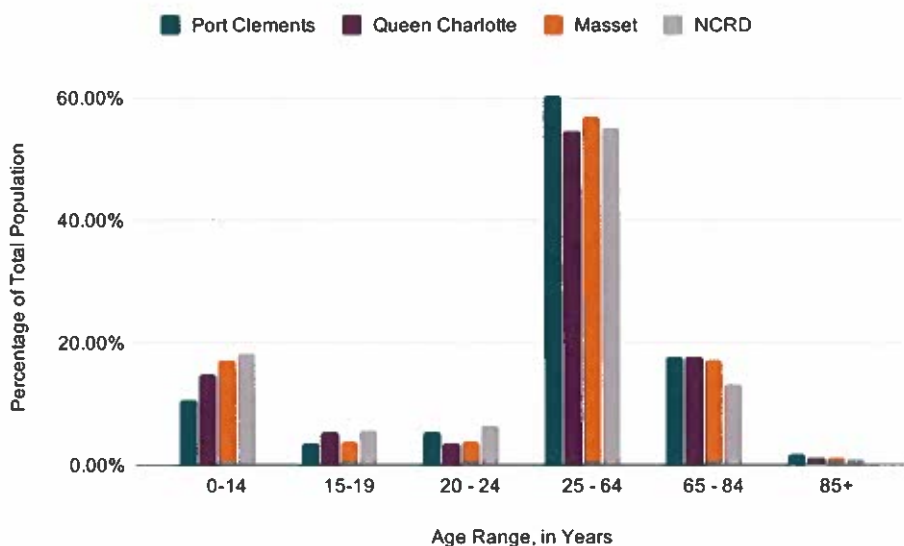


Figure 6. Population by Age in 2016 in Haida Gwaii Municipalities in British Columbia. Data for Port Clements and British Columbia from Statistics Canada (2017b), data for Queen Charlotte from Statistics Canada (2017c), data for Masset from Statistics Canada (2017a), data for NCRD from Ministry of municipal affairs and housing (2019).

Temporary Populations

Contractors

Local residents, particularly accommodation owners, note that over time the number of individuals coming to Port Clements Gamadiis Llnagaay for work contracts has declined. Historically, logging companies would have brought in temporary contractors; however today, the majority of their staff are local to Haida Gwaii.

Community members also note that in the past, individuals employed by logging companies would bring their families to Port Clements Gamadiis Llnagaay. However today, with the uncertainty of work opportunities in the community, they are noticing that there are more men coming to the community on a temporary basis, and leaving their families elsewhere. This observation is reflected in the percentage of men who rent accommodation, relative to women between 2006 and 2016. In 2006 approximately 60% of the 120 renters were men. By 2016, 80% of the 50 renters were men (Ministry of Municipal Affairs and Housing 2019).

This sharp decline in total renters and a sharp increase in the proportion who are men did not occur amongst homeowners.

Accommodation businesses have historically provided temporary housing to workers coming to Port Clements Gamadiis Llnagaay for the short or medium term, as major employers do not always provide housing for employees or contractors. For some accommodation businesses, this was the core of their clientele, and with a decline in logging operations, they are seeing a decline in clientele as well.

Seasonal Visitors

Residents in Port Clements Gamadiis Llnagaay have noticed an increase in the number of homes that are used as seasonal properties by the owners. Typically, these houses are left vacant when not in use.

Income

In Port Clements Gamadiis Llnagaay, the median household income before tax is \$53,120, and the average was \$75,535. (Statistics Canada 2017b).⁴ This represents a 10% increase over the previous decade: the median household income in 2006 was \$48,555 (Statistics Canada 2007). Figure 7 illustrates the breakdown of household income in 2016 in Port Clements.

Census data for Port Clements Gamadiis Llnagaay does not specify household income at the renter household or owner household level.

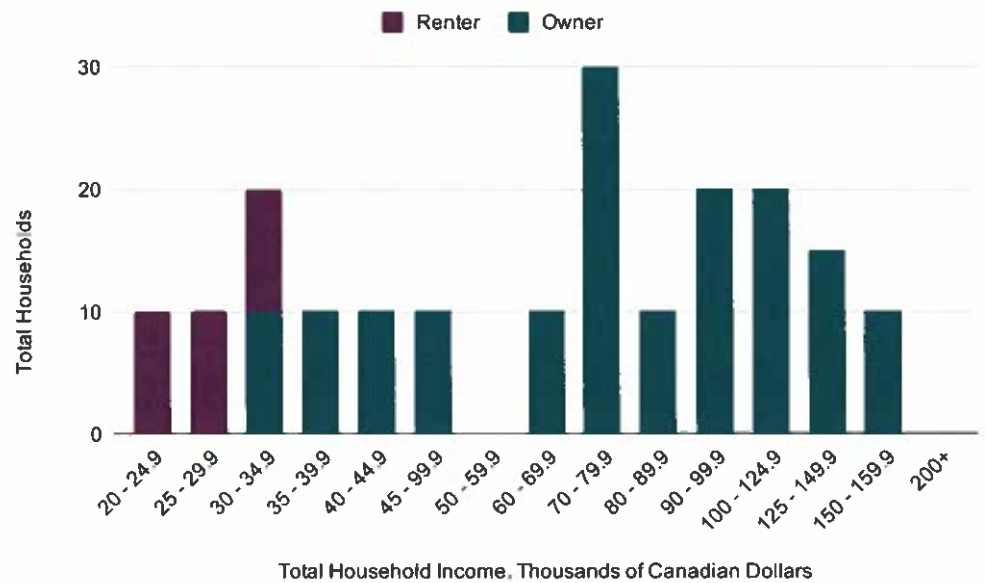
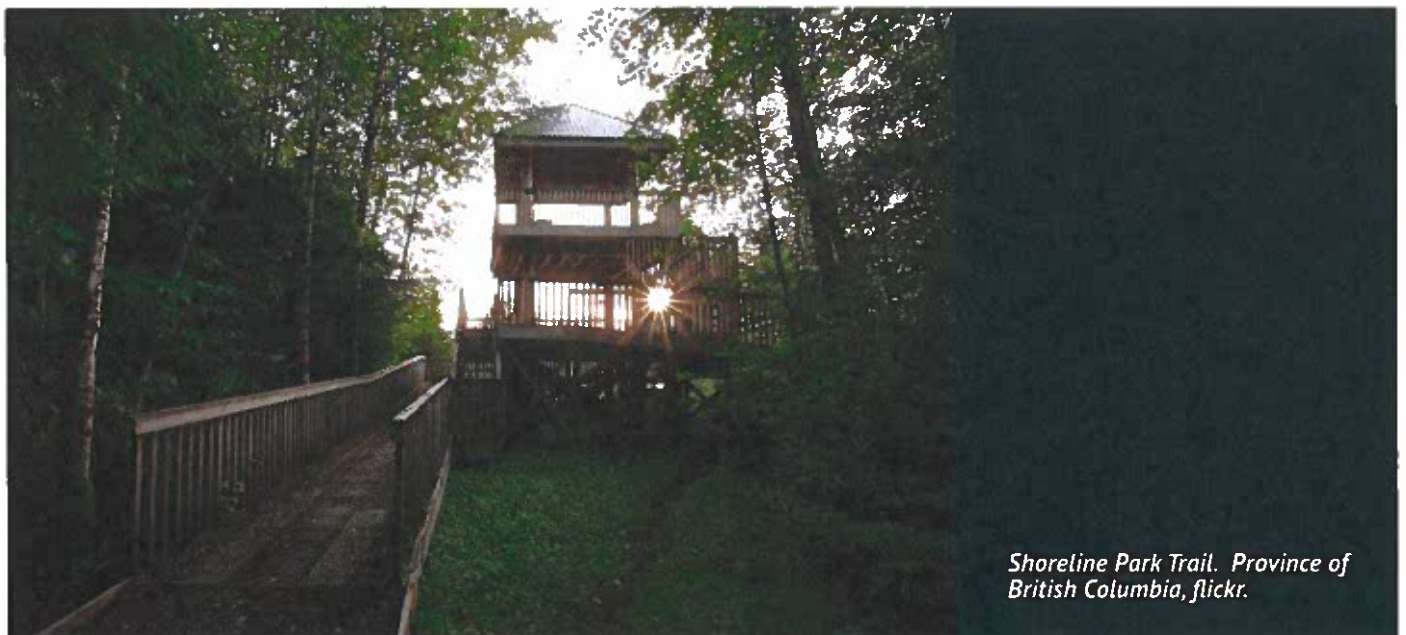


Figure 7. Household income before tax in Port Clements for renter and owner households in 2016. Data from Ministry of Municipal Affairs and Housing, 2019

Port Clements Housing and Restoration Society

The Port Clements Housing and Restoration Society (PCHRS) was formed in 2019, by Manzanita Snow and a small group of Port Clements Gamadiis Llnagaay volunteer community members. The purpose of the

consensus-based society is to enhance the lives of people in Port Clements and the surrounding areas, through housing and economic initiatives.



Shoreline Park Trail. Province of British Columbia, flickr.

⁴ Average household income for 2011 and 2016 census periods not available.

Housing Profile

Types of Homes

According to the 2016 Census, there were 155 private dwellings⁵ in Port Clements Gamadiis Llnagaay. 153 of these dwellings (99%) were occupied by residents, meaning two dwellings were occupied by non-residents (Statistics Canada 2017b).

The 2016 Census states indicates that the vast majority of occupied private dwellings in Port Clements are single-detached houses, with some moveable dwellings and other dwellings, and few apartment units in buildings, as illustrated in Figure 8. There are no apartments that are more than five stories, nor are there

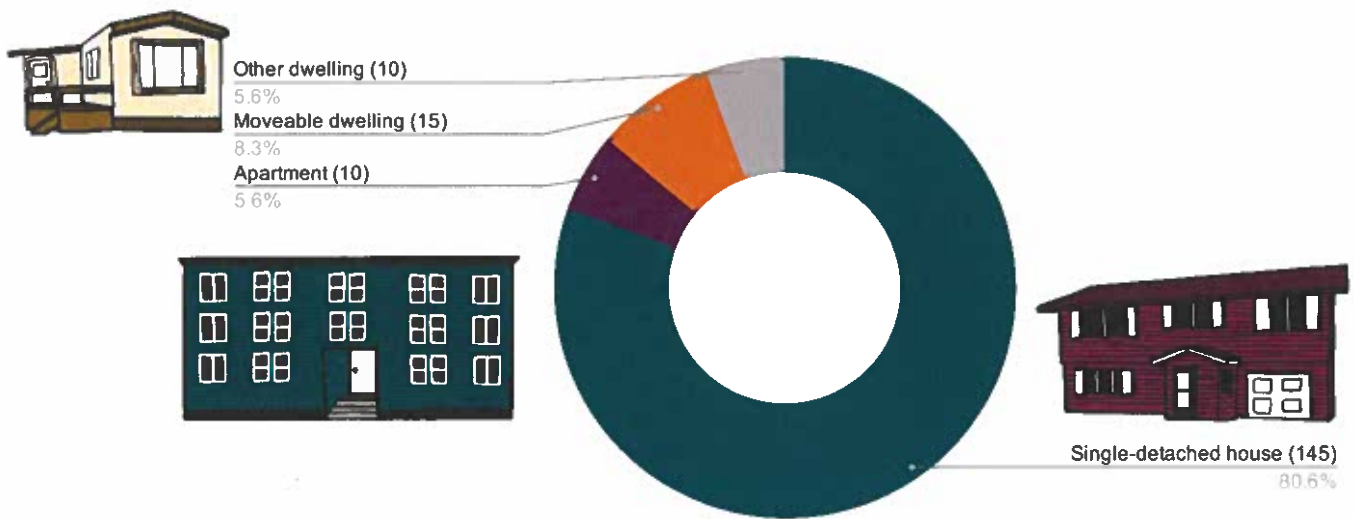


Figure 8. Types of Dwellings in Port Clements in 2016. Data from Ministry of Municipal Affairs and Housing 2019.

any semi-detached homes, row houses, or duplexes (Statistics Canada 2017b). BC Assessment’s Housing Needs Report for 2020 findings regarding the

composition of private dwellings are comparable to the census findings, as illustrated in Figure 9.

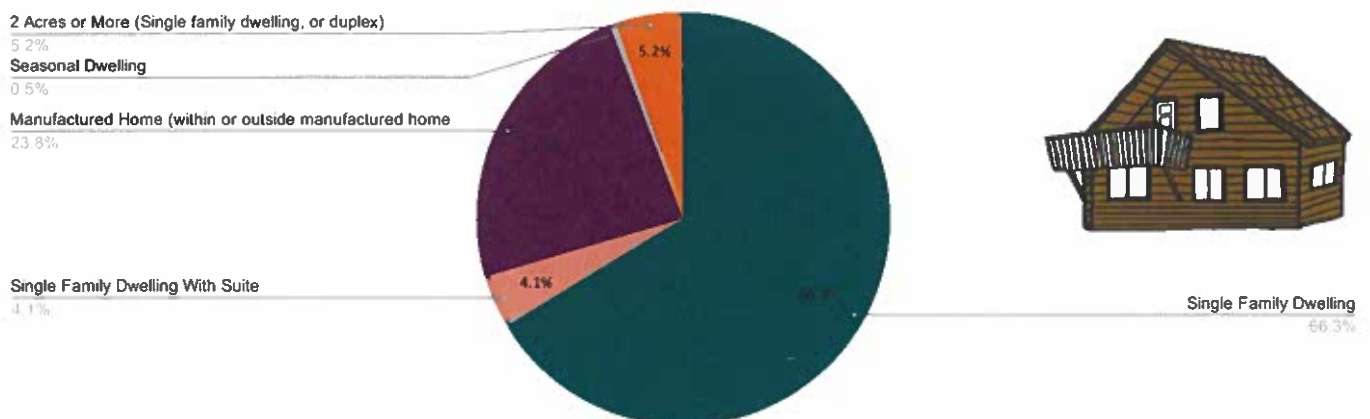


Figure 9. Types of Dwellings in Port Clements in 2020. Data from BC Housing (2020).

⁵ Statistics Canada defines a dwelling as “a separate set of living quarters with a private entrance either from outside the building or from a common hall, lobby, vestibule or stairway inside the building. The entrance to the dwelling must be one that can be used without passing through the living quarters of some other person or group of persons.” (Statistics Canada 2017b)

Neither data source captures the number of individuals living in tents or other temporary types of housing, or those living in secondary suites on a larger property. Port Clements Gamadiis Llnagaay Housing Survey findings suggest at least two households are living in secondary suites on a larger property, and two are living in a temporary structure.

At present, there are no cooperative housing units, post-secondary housing units available in Port Clements Gamadiis Llnagaay.

The 2016 Census estimates that there are no households with 0 or 1 bedrooms, and that the majority of homes have 3 bedrooms, as illustrated in Figure 10. BC Housing’s 2020 data indicates there are indeed 1 bedroom homes in the community, as illustrated in Figure 11, which is more aligned with data gathered from community members.

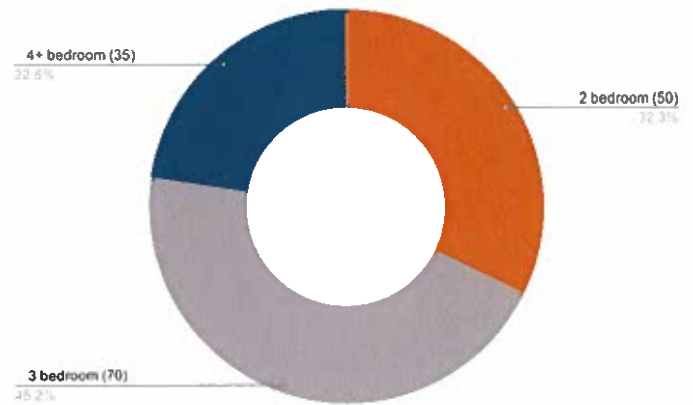


Figure 10. Households by number of bedrooms in 2016. Data from Ministry of Municipal Affairs and Housing 2019.

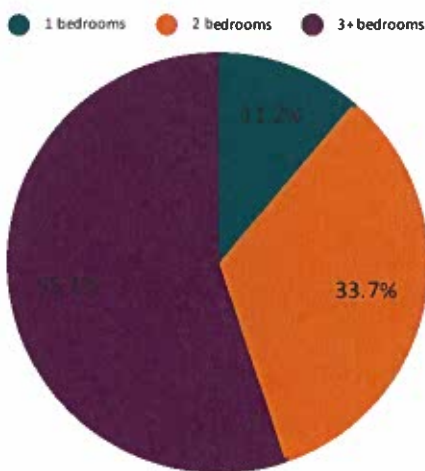


Figure 11. Total Housing Units, by Bedroom Number in 2020. Data from BC Housing (2020).

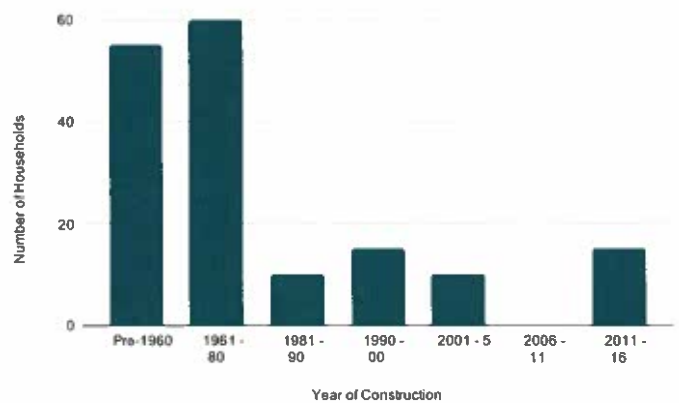


Figure 12. Dwellings by year of construction as of 2016. Data from Ministry of Municipal Affairs and Housing, 2019.

Empty and Vacant Lots

Based on BC Assessment’s 2020 assessments of building values of properties in Port Clements, approximately 20% of lots in the community are empty or vacant, and represent an opportunity for future development.

The majority of these lots are privately owned, and located throughout the community and on the periphery of town. Some families own empty lots adjacent to properties where they have homes, in order to have more outdoor space. Seven are owned by the Village of Port Clements, and a few are owned by local businesses or provincial entities.

Household Composition

According to the 2016 Census, there are 165 households in Port Clements Gamadiis Llnagaay with an average size of 2.1 people. Over the last three Census periods (2006 to 2016), the number of households in the community has contracted by

15.4%, as detailed in Table 1. This study's Housing Survey suggests a slightly larger number of households with 3 - 5 residents. 58% of survey respondents lived in a household with 1 - 2 people, and 32% (16) of survey respondents lived in a household with 3 - 5 residents.

Table 1

Households by size in 2016, 2011 and 2006

	2016 (#)	2016 (%)	2011 (#)	2011 (%)	2006 (#)	2006 (%)
Total Private Households	165	-	170	-	195	-
Average Household Size	2.1	-	1.9	-	2.2	-
1 Person	45	27.3%	45	26.5%	60	30.8%
2 Person	90	54.5%	110	64.7%	80	41.0%
3 Person	20	12.1%	0	0.0%	15	7.7%
4 Person	10	6.1%	0	0.0%	10	5.1%
5+ Person	10	6.1%	0	0.0%	20	10.3%

Note. Data for household size for Port Clements compiled from Ministry of Municipal Affairs and Housing, 2019.

The 2016 Census further highlights housing composition trends amongst renters and owners. In Port Clements Gamadiis Llnagaay, renters either live in

one-person households, or in two-or-more non-census-family households, with under three residents in total, as illustrated in Table 2 and Figure 12.

Table 2

Households by family structure, owners and renters in 2016

	Total	%	Owner	%	Renter	%
Total - Private Households by household type	165	-	145	-	25	-
Without children in a census family⁶	65	39.4%	65	44.8%	0	0.0%
With children in a census family	45	27.3%	40	27.6%	0	0.0%
Multiple-family households	0	0.0%	0	0.0%	0	0.0%
One-person households	45	27.3%	30	20.7%	10	40.0%
Two-or-more person non-census-family households	10	9.1%	10	6.9%	10	40.0%

Note. Data for households by family structure for Port Clements compiled from Ministry of Municipal Affairs and Housing, 2019.

⁶ A census family is defined as "a married couple and the children, if any, of either and/or both spouses; a couple living common law and the children, if any, of either and/or both partners; or a lone parent of any marital status with at least one child living in the same dwelling and that child or those children. All members of a particular census family live in the same dwelling. A couple may be of opposite or same sex. Children may be children by birth, marriage, common-law union or adoption regardless of their age or marital status as long as they live in the dwelling and do not have their own married spouse, common-law partner or child living in the dwelling. Grandchildren living with their grandparent(s) but with no parents present also constitute a census family." (Government of Canada, Statistics Canada n.d.).

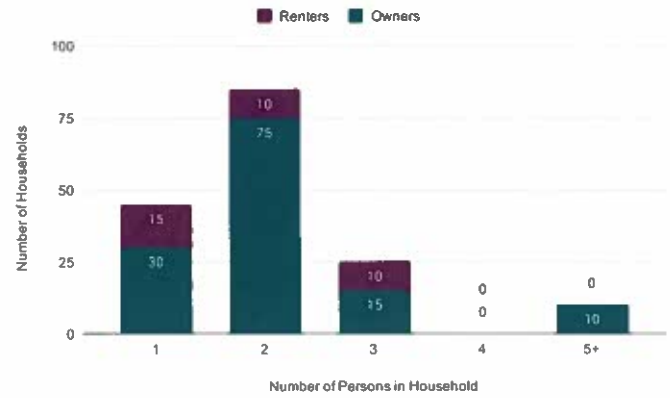


Figure 13. Household composition by renter and owner in 2016. Data from Ministry of Municipal Affairs and Housing, 2019.

Tenure Types

The 2016 Census reports the majority of residents (85%) in Port Clements own their homes, and that the proportion of individuals renting their homes has decreased over the last 10 years, as illustrated in Figure 14.

This ratio of owners to renters is supported by the study’s Housing Survey, where 72% (36) respondents indicated that they owned their home, and 14% (7) indicated that they rent their home. A further 6% (3) indicated that they do not pay rent because they either live with family, friends, or take care of someone else's home. No survey respondents lived in employer-subsidized housing, and local employers confirmed that housing is not typically provided to staff.

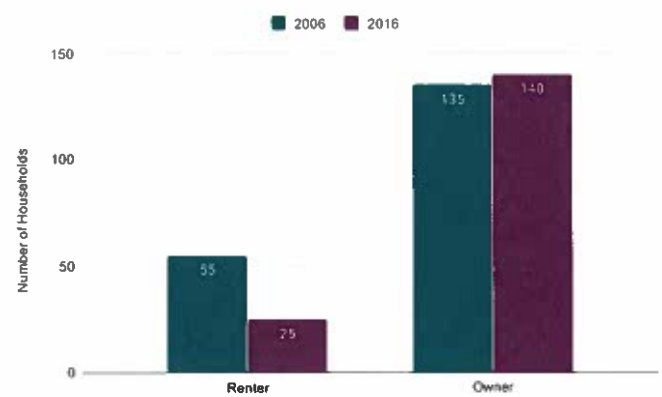


Figure 14. Tenure type in Port Clements, 2016 and 2006 from Ministry of Municipal Affairs and Housing 2019.

Length of Residency

Port Clements Gamadiis Llnagaay is a community with many long-term residents, and a small percentage of new residents each year, as illustrated by Figure 15.

The 2016 Census states 92% of residents (330 individuals) have lived in Port Clements Gamadiis Llnagaay for the year prior to completing the census. Most of these residents had also been in the same home for this timeframe—only 3% of residents (10 individuals) had moved homes within Port Clements Gamadiis Llnagaay. The 2016 Census states that 8% of residents had moved to Port Clements Gamadiis

Llnagaay within the last year, and all moved from within Canada (Statistics Canada 2017b).⁷ The data from the 2016 Census is corroborated by the Port Clements Gamadiis Llnagaay Housing Survey, which also found that 8% of respondents had moved to the community within the past year.

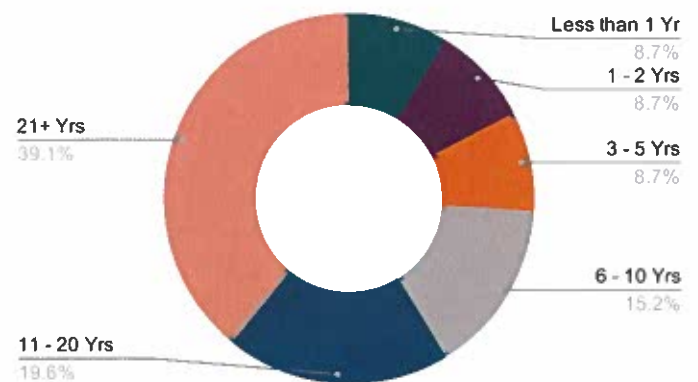


Figure 15. Length of residency in Port Clements, as of 2020. Data from Port Clements Housing Survey.

⁷ The 2011 and 2006 Census for Port Clements do not provide mobility statistics.

Market Conditions

Data from BC Assessments' Housing Needs Reports highlights trends in Port Clements Gamadiis Llnagaay' housing market. Port Clements Gamadiis Llnagaay sees an average of 5 - 10 housing sales per year, as illustrated by Figures 16 and 17. There was a substantial drop in housing sales in 2011 and 2012, which coincides with the reduction to Haida Gwaii's Annual Allowable Cut. The spike in sales in 2008 was the result of a sale of 11 manufactured homes with more than 2 bedrooms (BC Assessment 2018).

Looking back over the last 10 years (2010 - 2020), the Village of Port Clements estimates that there were 11 houses built, including two that are still under construction, and two that are tiny houses. This number is lower than what the Census notes. The Village of Port Clements also estimates that 14 houses or trailers were demolished.

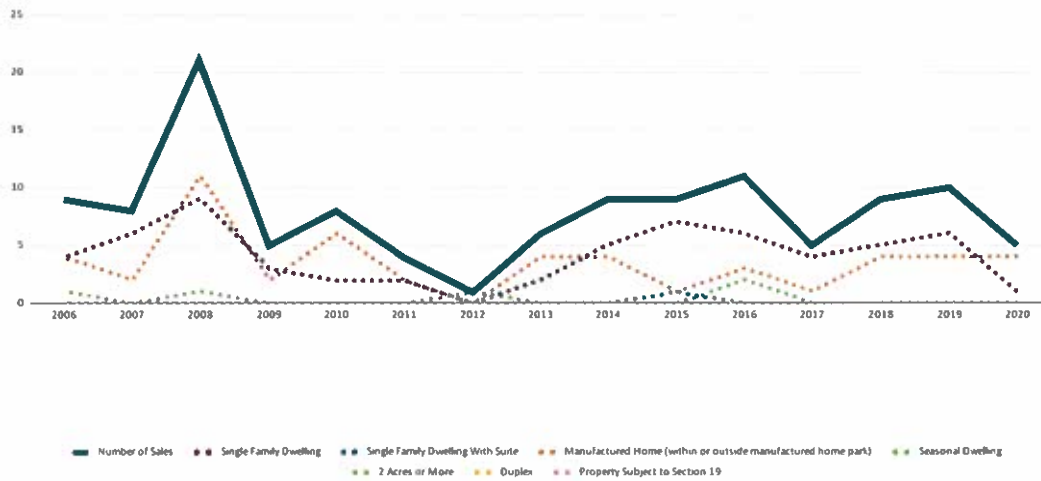


Figure 16. Number of sales, by type from 2006 - 2020. Data for 2006 - 2018 from BC Housing (2018), data for 2009 from BC Housing (2019), data for 2020 from BC Housing (2020).

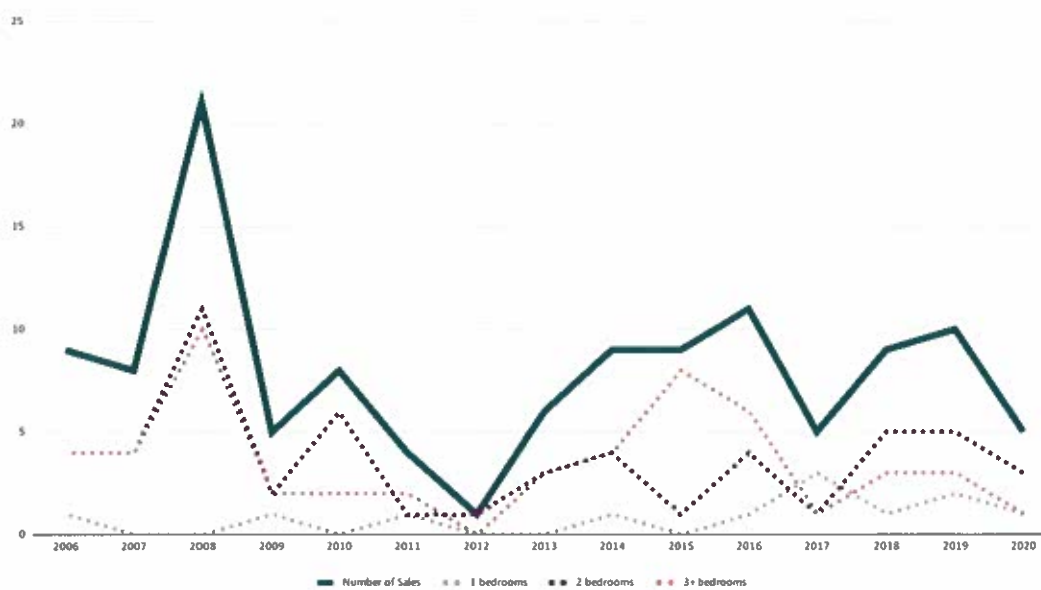


Figure 17. Number of sales, by number of bedrooms from 2006 - 2020. Data for 2006 - 2018 from BC Housing (2018), data for 2009 from BC Housing (2019), data for 2020 from BC Housing (2020).

Conveyance⁸ prices in Port Clements Gamadiis Llnagaay vary dramatically over time, particularly when looking at specific types of housing, as indicated by Figures 18 and 19. However, since 2016, the median conveyance price for homes in Port Clements Gamadiis Llnagaay has been approximately \$93,000 (BC Assessment 2018, 2019, 2020).

The primary resources for listings on public forums are Facebook Buy-and-Sell pages, and the Haida Gwaii Trader, an online and print publication. Word of mouth is also used often in Port Clements Gamadiis Llnagaay, making it difficult for newcomers to learn about property for sale or rent.

On May 1 2020, the Haida Gwaii Trader had a total of eight listings, three of which were in the Port Clements Gamadiis Llnagaay area. One listing is for a Waterfront Pub and restaurant (\$395,000) and one is for furnished and unfurnished apartments (price unlisted). The third listing is for recreational lots on Mayer Lake, 10km east of Port Clements Gamadiis Llnagaay. There are 34 lots available, all of which are boat access only. It is possible to build a cabin on 2 of the lots, and those lots are listed at \$49,900. All other lots are for recreational camping, and are listed at \$19,999. A search of major real estate listings (Remax, Royal LePage, Realtor.ca) reveals two additional pieces of vacant land for sale on Kumdis Island, with boat and foot access, tides permitting. This lot is listed at \$245,000. The lots on Mayer Lake and Kumdis Island are adjacent to municipal boundaries.

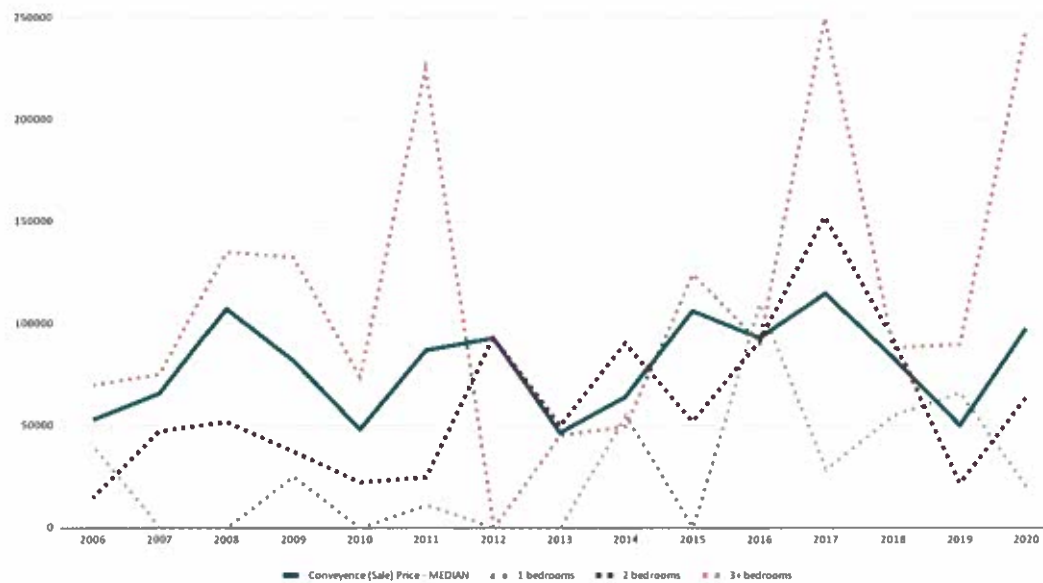
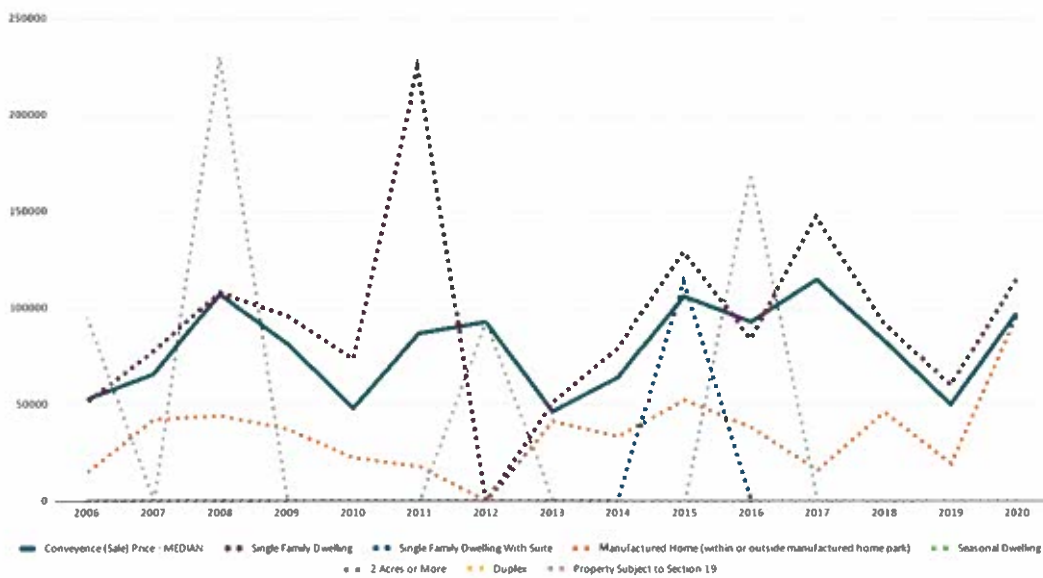


Figure 18 - Median conveyance price, by type for 2006 - 2018 from BC Housing (2018), data for 2009 from BC Housing (2019), data for 2020 from BC Housing (2020).

Figure 19 - Median conveyance price, by number of rooms from 2006 - 2020. Data for 2006 - 2018 from BC Housing (2018), data for 2009 from BC Housing (2019), data for 2020 from BC Housing (2020).

⁸ Conveyance refers to the “transfer of an estate or interest in land (other than by will) to a new owner through sale, lease, or other means. A transfer of title is the conveyance of an estate or interest in land in exchange for some financial consideration, typically a sale.” (Assessment n.d.)

On June 26, 2020 the Haida Gwaii Trader had a total of ten listings, two of which were in Port Clements Gamadiis Llnagaay. The Waterfront Pub and Restaurant listing was removed.

On July 28, 2020, the Haida Gwaii Trader had a total of sixteen listings, four of which were in Port Clements Gamadiis Llnagaay. The Waterfront Pub and Restaurant was re-listed, and a new listing was published for three waterfront lots with a 3 bedroom mobile home, for \$159,000. The other two listings were from previous months (apartments and the boat-only recreational lots).

Throughout the interviews, participants noted an increase in non-resident purchases of real estate, and an increase in the number of seniors moving to the community to retire.

Assessed Housing Values

In 2020, the median assessed value of a residential class home in Port Clements Gamadiis Llnagaay is \$102,420.00 (average assessment is \$106,374). Single family dwellings with suites, and properties on 2+ acres of land, and homes with 2+ bedrooms have higher than average assessments, while all other property types and homes with 1 bedroom have median assessments that are lower.

Figures 20 and 21 illustrate that the median assessed value of residential class homes in Port Clements Gamadiis Llnagaay has been increasing since 2014, following a drop in assessed values between 2011 - 2014. It is worth noting that in 2011-2012, the logging industry on Haida Gwaii contracted rapidly as a result of a reduced annual allowable cut.

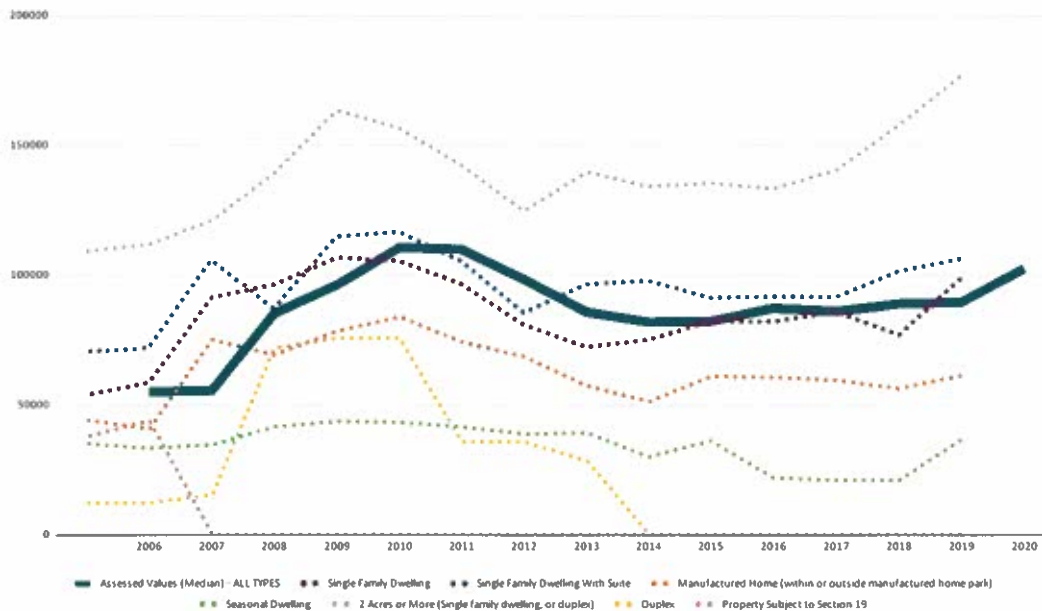


Figure 20 - Median assessed value, by type from 2006 - 2020. Data for 2006 - 2018 from BC Housing (2018), data for 2009 from BC Housing (2019), data for 2020 from BC Housing (2020).

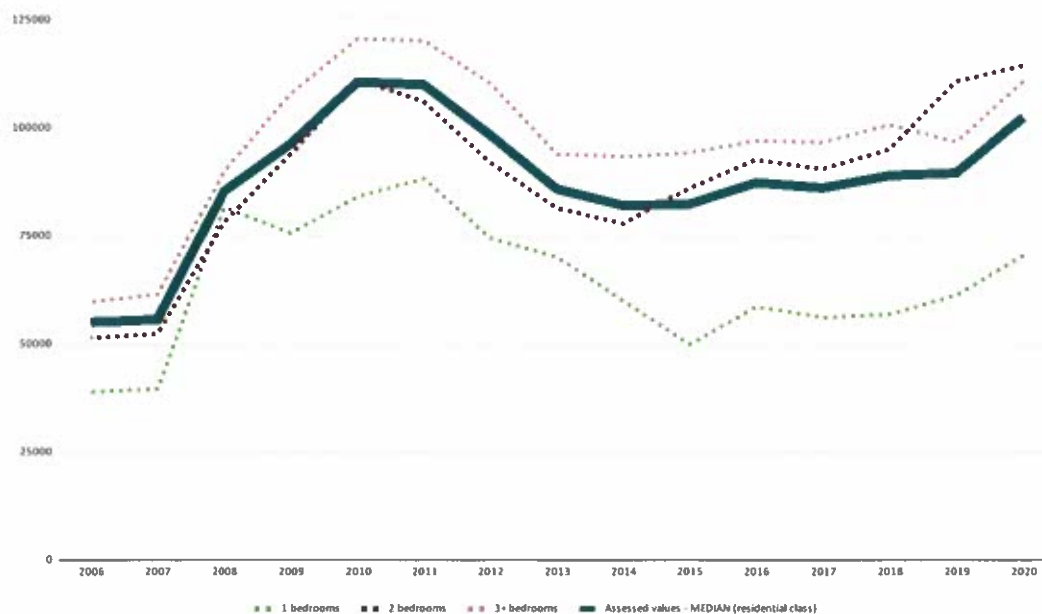


Figure 21 - Median assessed value, by number of rooms from 2006 - 2020. Data for 2006 - 2018 from BC Housing (2018), data for 2009 from BC Housing (2019), data for 2020 from BC Housing (2020).

Rental Housing

According to the 2016 Census, 15% of residents in Port Clements Gamadiis Llnagaay are renting their home, and the number of households who rent their home has declined over the 10 years prior (55 renting households in 2006 to 25 renting households in 2016) (Ministry of Municipal Affairs and Housing 2019). Canada Mortgage and Housing Corporation does not provide rental data for Port Clements, or other communities on Haida Gwaii.

Based on the ten landlords who completed the study's Housing Survey, there are single family homes, apartment units, secondary suites, mobile homes, cabins and vacant land available for rent in Port Clements Gamadiis Llnagaay, as illustrated in Figure 22. Of the units available for rent, 60% were available for long-term rental and 20% (two units) were available for short term or vacation rental only.

A local apartment building is one of the largest rental properties in the community. This building includes ten units, with one and two bedrooms. Monthly rental fees include cable, but do not include internet or hydro. Two-bedroom apartments are rented for approximately \$1000 per month, or \$600 per week. Local logging companies hold long-term leases on some of the units, and two units are available on AirBnB. CMHC does not provide rental rates for Port Clements. In Prince Rupert, the nearest municipality with CMHC data, a two-bedroom unit rented for \$887/month in October, 2019. A one-bedroom unit rented for \$874/month, and a bachelor rented for \$643/month (Canada Mortgage and Housing Corporation 2020).

Residents interviewed reflected that rental housing can be very difficult to find and secure, which is an obstacle for individuals and families interested in moving to the community. Often, rental opportunities are advertised by word of mouth, making it particularly difficult for newcomers. Interviewees also noted that

tourism and logging puts pressure on the rental market. Some interviewees noted that when logging is active, there are fewer units available to rent as some logging companies own or have long term leases on rental properties. Other interviewees noted an increase in the number of long-term rental properties that have been converted into short-term accommodation.

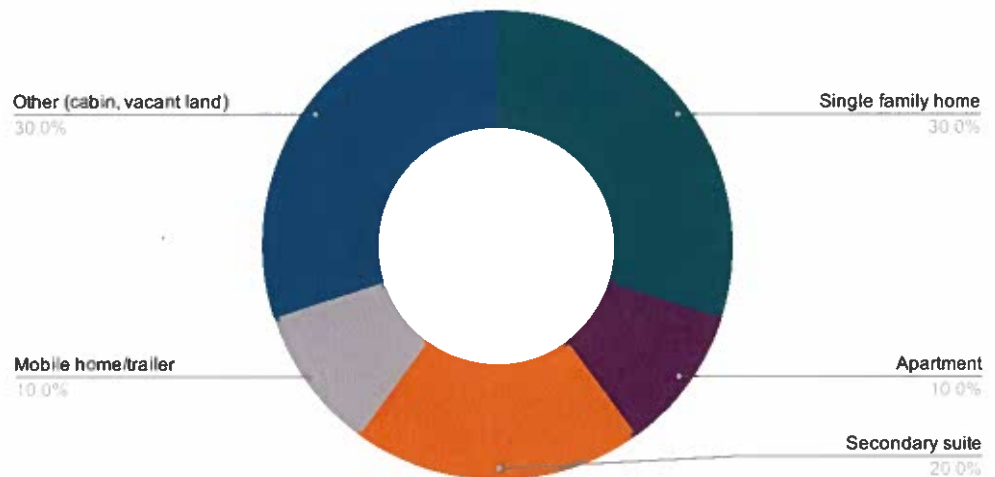


Figure 22 - Types of rental units in Port Clements. Data from Port Clements Housing Survey.

CMHC does not provide a rental vacancy rate for Port Clements Gamadiis Llnagaay. However, in the Housing Survey, the majority of landlords indicated that their units are vacant for less than one month per year.

Most landlords do not experience significant challenges when renting properties. Of the landlords who do face challenges, three struggled to complete minor repairs, two struggled to find new tenants, two struggled to complete major repairs, and two had challenges collecting rent from tenants.

Short Term Accommodation

Hotels, Motels and BnBs

Port Clements Gamadiis Llnagaay has three accommodation options: The Golden Spruce Motel, Smillies BnB, and Sunset Park Campground (Go Haida Gwaii 2020).

Historically, some of these accommodation providers have catered to contractors or employees working for local logging companies, providing them with short or medium term accommodation while in Port Clements Gamadiis Llnagaay. Often, accommodation would be accompanied by meals and other supportive services. In recent years, the number of individuals coming to Port Clements Gamadiis Llnagaay for work has declined substantially. Logging companies largely employ residents of Haida Gwaii who do not require housing.

Short-Term Rental Accommodation

As of April 2020, there are twelve AirBnB listings for Port Clements Gamadiis Llnagaay. Of these listings, 6 units are associated with a local BnB, and two are units in a local apartment complex. The other four listings are privately owned and managed.

Of all twelve listings, only one unit is a private room in a house, and the other eleven are self-contained units (cabins, tiny houses, guest suites, etc.). By June 2020, one listing had been removed from the website. ("Airbnb: Port Clements–Vacation Rentals & Places to Stay - British Columbia, Canada" n.d.).

Residents interviewed reflected that rental housing can be very difficult to find and secure, which is an obstacle for individuals and families interested in moving to the community. Often, rental opportunities are advertised by word of mouth, making it particularly difficult for newcomers. Interviewees also noted that tourism and logging puts pressure on the rental market.



Housing Need in Port Clements Gamadiis Llnagaay

Defining Core and Extreme Core Housing Need

Core housing need refers to households that need housing assistance. In order to make this determination, CMHC uses a two-step process. First, CMHC determines whether a house is acceptable, by considering the following three factors:

1. **Suitability:** Are there enough bedrooms for all residents?
2. **Adequacy:** Does the home require major repairs?
3. **Affordability:** Does the household spend over 30% of their pre-tax income on shelter costs?

If the housing is deemed unacceptable, CMHC then determines whether the household's before-tax income

is sufficient to access acceptable local housing. If a household would need to spend 30% - 50% of their pre-tax household income to access acceptable housing, they are in core housing need (Canada Mortgage and Housing Corporation n.d.). If a household would need to spend over 50% of their pre-tax household income to access acceptable housing, they are in extreme core housing need (Local Government Act: Housing Needs Report Regulation 2019). If a household lives in unacceptable housing but has the household income required to access acceptable local housing, they are not in core housing need (Canada Mortgage and Housing Corporation n.d.).

In order to determine housing needs in Port Clements Gamadiis Llnagaay, this study employs CMHC's process and includes additional considerations relevant to the local community.

Housing Satisfaction

According to this study's housing survey, the majority of residents in Port Clements Gamadiis Llnagaay feel that their housing meets their needs, as illustrated by Figure 23. 30.4% of residents feel their home either does not, or does not entirely meet their household's needs.

Of the renter households that responded to this question, 57% (4) indicated that their housing meets their needs. 43% (3) of renter households indicated their housing somewhat met their needs. There was more housing satisfaction among owner households. 72% (26) of households indicated that their housing meets their needs. 8% (3) have unmet needs, and 19% have partially met needs.

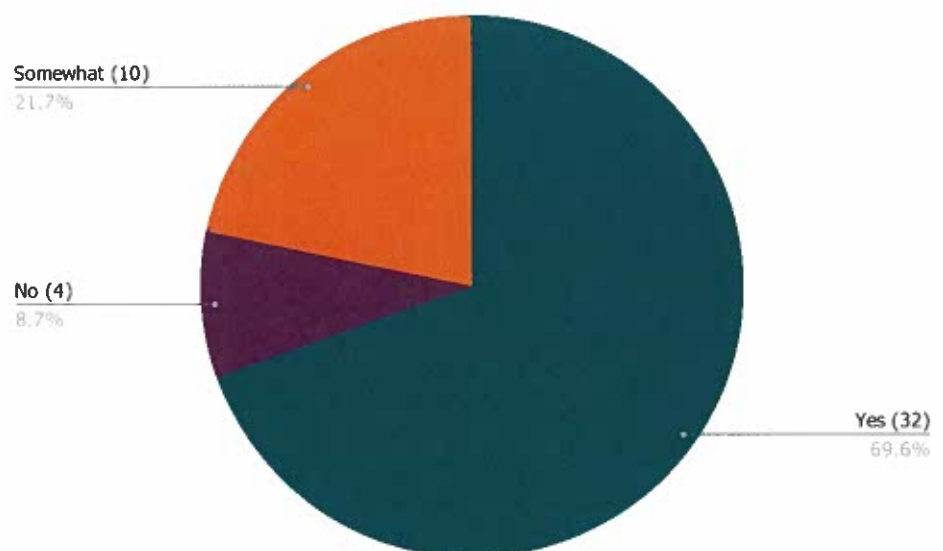


Figure 23. Housing satisfaction in Port Clements. Data from Port Clements Housing Survey.

Figure 24 details the primary and secondary reasons why housing does not meet the needs of the residents. Leading reasons for dissatisfaction are related to size: survey respondents indicated concern with both homes that are too large, and homes that are too small. Minor improvements were the third concern.

Among rental households with partially or unmet needs, the primary reasons for unmet needs were a lack of bedrooms (1) or a desire to own their own home (2). There was greater diversity of primary reasons among owner households.

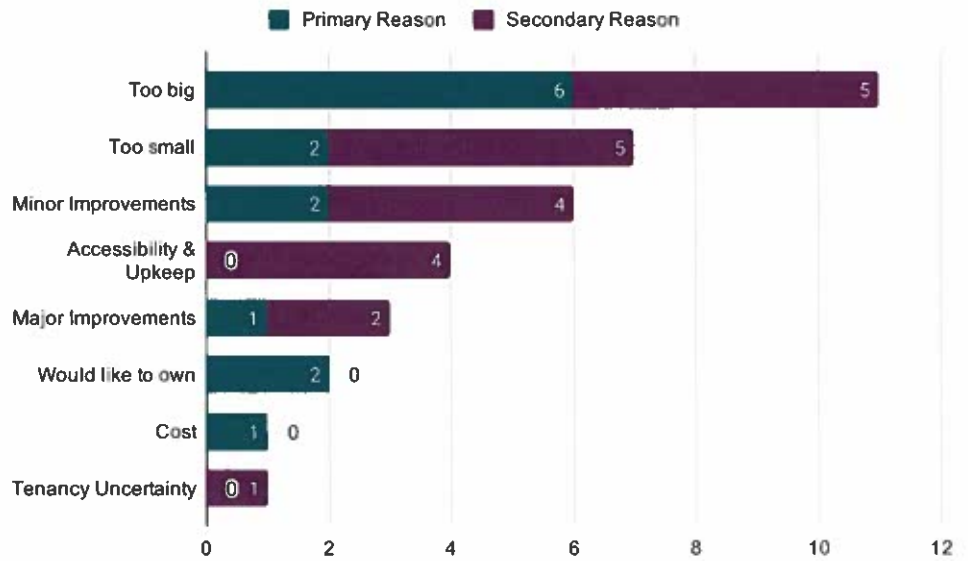


Figure 24. Primary and secondary reasons for housing dissatisfaction in Port Clements. Data from Port Clements Housing Survey.

Suitability

CMHC defines a suitable home as one with enough bedrooms for all residents in a house (Canada Mortgage and Housing Corporation n.d.).

The 2016 Census indicates that 6% of households (10 households) in Port Clements Gamadiis Llnagaay are unsuitable (Ministry of Municipal Affairs and Housing

2019). Table 3 details housing suitability over time, including details on household composition and ownership. The nature of unsuitable housing has changed considerably since 2006, when unsuitable housing was concentrated in 5 or more person households, owned by the residents. More recently, unsuitable housing is concentrated in 3 person households.

Table 3

Housing suitability by household size and ownership, 2006 - 2016

	2016			2011			2006		
	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Below the suitability standard	10	0	0	0	0	0	0	10	0
1 person household	0	0	0	0	0	0	0	0	0
2 person household	0	0	0	0	0	0	0	0	0
3 person household	10	0	0	0	0	0	0	0	0
4 person household	0	0	0	0	0	0	0	0	0
5+ person household	0	0	0	0	0	0	10	10	0

Note. Household suitability data for Port Clements compiled from (Ministry of Municipal Affairs and Housing 2019).

The recent census figures are corroborated by the housing survey, in which 6% of survey respondents (3 respondents) indicated that a lack of bedrooms was their top reason for dissatisfaction. A further 8% of survey respondents (4 respondents) indicated that a lack of bedrooms was a secondary reason why their home did not meet their needs. A lack of bedrooms for all residents in the home was of particular concern amongst renters who completed the survey. In discussing size of homes relative to needs, 10% of survey respondents (5 individuals) indicated that their

home did not meet their needs because their living space or outdoor space was too small.

While homes that are too large for the residents is not a metric for housing need, it is the primary reason for housing dissatisfaction in Port Clements Gamadiis Llnagaay. This suggests a desire to downsize, and a lack of smaller housing options for these residents. If appealing opportunities to downsize became available to residents in this category, it is possible that this change would alleviate crowding concerns for others.

Adequacy

CMHC defines an adequate home as one that does not require major repairs (Canada Mortgage and Housing Corporation n.d.).

Adequacy explores both minor and major housing repairs, and defines core housing need as those homes that require major repairs, such as major plumbing, structural or electrical needs. In contrast, minor repairs include paint, gutters, minor plumbing, broken fixtures, etc. (Canada Mortgage and Housing Corporation n.d.).

The 2016 Census indicates that 24% of households (40) require major repairs (Ministry of Municipal Affairs and Housing 2019). Table 4 details housing adequacy over time, including details on household composition and ownership. The number of unsuitable housing has remained consistent over time. The data available for 2016 and 2006 is the most detailed and consistent, and reveals fairly even distribution across household sizes, and between rented and owned homes.

Table 4
Housing adequacy by household size and ownership, 2006 - 2016

	2016			2011			2006		
	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Below the suitability standard	40	20	15	35	30	0	40	25	20
1 person household	15	10	0	0	0	0	10	0	10
2 person household	10	0	10	10	15	0	25	10	10
3 person household	0	0	10	0	0	0	10	0	0
4 person household	10	10	0	0	0	0	10	10	0
5+ person household	0	0	0	0	0	0	0	10	0

Note. Household adequacy data for Port Clements compiled from (Ministry of Municipal Affairs and Housing 2019).

The data from the housing survey suggests minor repairs were of greater concern than major repairs. Two percent of survey respondents (1 individual) noted that major repairs were the primary reason for their dissatisfaction, and a further 4% (2 individuals) noted that major repairs were a secondary reason for dissatisfaction. This concern stemmed from households owned by the residents. This variation could be the result of differing perceptions of major repairs between a household and Statistics Canada, or it could be the result of sampling strategies.

During interviews with community members, there were additional concerns raised about how others maintain their properties, and what a lack of maintenance means for the community more broadly. Some interviewees were concerned that unmaintained

properties had a negative impact on the town and on current and future tourism developments, while others were concerned that unmaintained properties had a negative impact on property values in the community.

Interviewees also noted challenges with selling unmaintained properties. While the sale price of the home may be accessible to local households, the amount of work required to repair the home and property will often exceed local budgets. One interviewee noted that in recent years, it seemed as though many of the older lots had been purchased and that the new owners were knocking down old buildings and constructing entirely new homes.

Affordability

CMHC defines a home as affordable when the household is spending less than 30% of their pre-tax income on shelter costs (Canada Mortgage and Housing Corporation n.d.).

Affordability is defined by what percentage of a household's before-tax income is spent on shelter costs, which includes rent or mortgage, utilities, fees and taxes. Housing is considered affordable when a household spends less than 30% of before-tax income on shelter costs. Households spending over 30% of their before-tax income are considered to be in core housing need (Canada Mortgage and Housing Corporation n.d.). Households spending over 50% of their before-tax income are considered to be in extreme core housing need (Local Government Act: Housing Needs Report Regulation 2019).

Estimating Affordability in Port Clements Gamadiis Llnagaay

Median household income is a strong indicator of housing affordability, as it captures all individuals who financially contribute towards housing costs. If the median household income in Port Clements Gamadiis Llnagaay before tax is \$53,120, a median earning household would be in core housing need if their total housing costs exceed approximately \$1,200 per month. This median-earning household would be in extreme core housing need if monthly housing costs exceeded \$2,000. Of course, a community requires a range of rental prices in order to match the range in household incomes. This range is captured in Table 5.

Table 5

Median household income relative to housing affordability

	Before-Tax Income	Core Housing Need	Extreme Core Housing Need
One-person household median income	\$33,195	Paying over \$750/month	Paying over \$1,250/month
Two-or-more-person household median income	\$77,568	Paying over \$1,700/month	Paying over \$2,850/month
Economic families without children or other relatives median income⁹	\$74,240	Paying over \$1,700/month	Paying over \$2,850/month
Minimum wage, full time earner in BC¹⁰	\$31,000 (approx)	Paying over \$775/month	Paying over \$1,290/month

Note. Household income data for Port Clements compiled from (Statistics Canada 2017b).

⁹ The 2016 Census does not provide a median household income for economic families, renters or owners.

¹⁰ As of June 1, 2020, minimum wage in BC is \$14.80/hour.

Housing Affordability in Port Clements Gamadiis Llnagaay

The 2016 Census suggests that 6% of owner and tenant households (10 households) spend 30% or more of income on shelter costs, as illustrated in Table 6. Over the decade prior, there have been slight variations to

the number of households below the affordability standards, and there are notable data gaps related to household size and residency type. These statistics are based on 25% sample data which can be inconsistent in a community with such a small population (Statistics Canada 2017b).

Table 6

Housing affordability by household size and ownership, 2006 - 2016

	2016			2011			2006		
	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Total Private Households	165	140	30	165	150	10	190	140	50
Total private households below the affordability standard	10	10	0	20	20	0	15	0	0
1 person household	0	0	0	0	0	0	0	0	10
2 person household	0	0	0	0	0	0	0	0	0
3 person household	0	0	0	0	0	0	10	0	0
4 person household	0	0	0	0	0	0	0	0	0
5+ person household	0	0	0	0	0	0	10	10	0

Note. Household affordability data for Port Clements compiled from (Ministry of Municipal Affairs and Housing 2019).

Affordability was not a primary concern among survey respondents who were not satisfied with their home, and no survey respondents indicated being in either core or extreme core housing need.

The median monthly shelter cost for owned dwellings in Port Clements Gamadiis Llnagaay is \$534. The median sale price for a home in 2020 was \$94,000, which would typically require a down payment of approximately \$19,400, and monthly mortgage payments between \$350 - \$500. 50% of households in Port Clements Gamadiis Llnagaay in 2016 carried a mortgage (Ministry of Municipal Affairs and Housing 2019). While perhaps low when compared to provincial housing prices, one interviewee felt that this price point was still an obstacle to some local residents. A further consideration stemming from interviews was that while housing prices are less than other areas of the province, the homes for sale often require substantial repairs and maintenance, which exceed many local budgets.

Between 72% - 82% of individuals own their homes in Port Clements Gamadiis Llnagaay. For owned homes, households earning less than \$21,000 annually before tax would be in core housing need (10% of households, or 15 households), and households earning less than \$12,600 annually before tax would be in extreme core housing need (3% of households, or 5 households) if paying the median monthly shelter cost.

The median monthly shelter cost for rented dwellings is estimated to be approximately \$1,000 for a two-bedroom unit.¹¹

Between 14% - 18% of individuals rent their homes in Port Clements Gamadiis Llnagaay. For rented homes, the income requirements are substantially higher. Households earning less than \$39,600 before-tax annually would be in core housing need (37% of households, or 55 households), and households earning less than \$24,000 before-tax annually (20% of households, or 30 households) would be in extreme

¹¹ The 2016 Census and CMHC do not provide rental shelter cost data.

core housing need. Data from the 2016 Census indicates that renter households earn less than \$35,000 per year.

The lack of households in core or extreme core housing need suggests that there are enough rental and owned homes with lower than the median shelter costs for lower income households.

Accessibility

Accessibility is not formally a measure of core housing need; however, it is relevant to residents in Port Clements Gamadiis Llnagaay. 14% of survey respondents indicated that accessibility of their home is a secondary reason why their home does not meet their needs. Through interviews, it was evident that many

more seniors anticipated their homes would become difficult to access and maintain in the years to come, and that this would be an impetus for seeking new housing. Stairs and yard work were mentioned as primary concerns, particularly among older respondents.

Obstacles to Suitable Housing

Defining housing need is a two-step process. Those with unacceptable housing conditions are then assessed as to whether they could afford acceptable housing locally, spending no more than 30% of pre-tax household income.

When survey respondents were asked what obstacles they faced when trying to find housing that better meets their needs, 14% of survey respondents (7 respondents)

indicated that cost was an obstacle, and 8% (4 respondents) indicated that what they wanted was not available. A further 8% (4 respondents) indicated that they were not interested in what was available. 8% of survey respondents (4) provided additional information, noting that they were waiting for children to move out of the home, they were waiting for industry to return, or that they do not want to move in spite of needs not being entirely met.

Summary of Housing Need and Core Housing Need

The following approximations summarize the number of households living in unacceptable housing, based on data from the 2016 Census and this study's housing survey.

- 6% of Port Clements households (9 households) live in unsuitable housing (not enough bedrooms).
- 6% - 24% of Port Clements households (9 - 36 households) live in inadequate housing (require major repairs).
- 0% - 6% of households (0 - 9 households) live in unaffordable housing (spend more than 30% of monthly household income on shelter costs).

Combined, these figures suggest that between 12% - 36% of residents in Port Clements live in unacceptable

housing. Assuming 50% of households with unmet needs are unable to access better housing because of cost¹², approximately 6% - 18% of households may be in housing need. With 150 households in the community, this equates to 9 - 27 households. The range in housing need is a reflection of differing data related to major housing repairs between the 2016 Census and this study's housing survey.

Table 7 illustrates that housing need is most concentrated in 1 person households, followed by 3 person households. In 2016 and 2011, there were more owner households in core housing need relative to renter households, and in 2006 the numbers were equal. However, given that 82% of residents in Port Clements own their homes, there is substantially higher housing need amongst renter households. According to the 2006, 2011 and 2016 Censuses, there have been no households in extreme core housing need.

¹² 50% of households with unmet housing needs indicated that cost was a limiting factor in securing their ideal housing. Cost was not defined as a certain percentage of household income; it was based on household perception of what they can or cannot afford.

Table 7

Core housing need by household size and ownership, 2006 - 2016

	2016			2011			2006		
	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Total Private Households	170	140	25	165	150	10	185	140	55
Households in core housing need	30	20	10	30	25	0	15	10	10
1 person household	15	10	0	20	0	0	10	0	0
2 person household	0	0	0	0	0	0	0	0	0
3 person household	10	0	0	0	0	0	10	10	0
4 person household	0	0	0	0	0	0	0	0	0
5+ person household	0	0	0	0	0	0	0	0	0

Note. Core housing need data for Port Clements compiled from (Ministry of Municipal Affairs and Housing 2019).

In addition to these figures, it is important to remember that the top reason for housing dissatisfaction, as indicated in the housing survey, is that homes that are too big. Homes that are, or are soon to become, inaccessible to residents is also an important consideration, not captured in the CMHC process.



Housing-Related Challenges

Aging Population and Limited Supportive Infrastructure

Port Clements Gamadiis Llnagaay has an aging population, and residents are noticing a growing number of individuals retiring to the community from elsewhere in the province and country. At present, many seniors interviewed noted that they are finding more and more things around their homes that they struggle to maintain (yard, second stories, cleaning). They also noted a strong connection to their community, and a desire to stay in Port Clements Gamadiis Llnagaay for as long as possible.

As seniors continue to age, there are limited options for them to downsize within Port Clements Gamadiis Llnagaay, or to receive additional support. Options in adjacent communities are similarly limited: while facilities exist, many have substantial waitlists. In discussing plans for the future with seniors interviewed, some spoke about moving in with children who live in Port Clements Gamadiis Llnagaay, or asking family members to move in with them. A few interviewees had plans to move in with family elsewhere. A number of interviewees were unsure about what they would ultimately do and wondered if they would need to move to a new community that could provide better support.

The World Health Organization recognizes the importance of developing age-friendly communities,

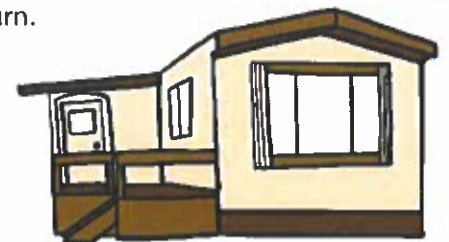
whereby people of all ages and abilities can participate in community activities. These communities help individuals “stay healthy and active even at the oldest ages and provide appropriate support to those who can no longer look after themselves.” (World Health Organization 2018) Age-friendly environments “foster health and well-being ... they promote health and prevent or delay the onset of disease and functional decline. They provide people-centred services and support to enable recovery or to compensate for the loss of function so that people can continue to do the things that are important to them.” (“Age-Friendly Environments” 2015). The importance of age-friendly communities is supported by the Province of British Columbia, through Age-friendly BC, which strives to create a “province where people of all ages and abilities feel included and valued in their communities.”(Ministry of Health n.d.).

There are many features within Port Clements that do support people to age in the community, the vibrant Seniors Group primary among them. However, limited housing remains a substantial challenge for residents as they age.

Lack of Employment Opportunities and Contracting Population

The recent decline in the logging industry after decades of growth on Haida Gwaii has left Port Clements Gamadiis Llnagaay with fewer employment opportunities for residents. This has forced many households, particularly those with younger children, to move away, as evidenced by the contracting population levels and number of households. Participants in the community conversation reflected that with this, there is a lost sense of community and togetherness in Port Clements Gamadiis Llnagaay.

Port Clements Gamadiis Llnagaay has undergone various transformations throughout history, as it moved from agriculture to milling to logging. Community members are identifying many new opportunities for the community, which would support economic diversification. There is hope that with more job opportunities and a greater sense of community, residents will return.



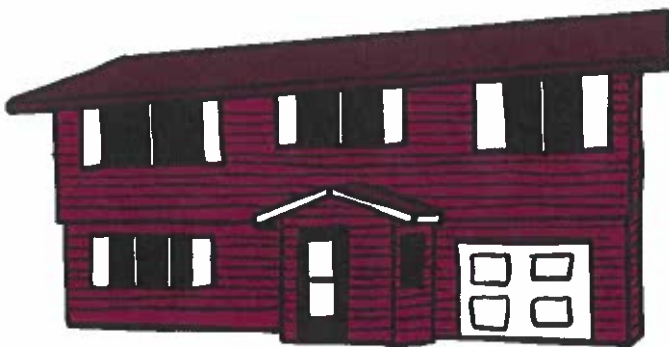
Lack of Homes for Sale or Rent

In spite of contractions to the local population, there remain very few homes available in Port Clements Gamadiis Llnagaay to buy or to rent. Interviewees noted that they knew at least three families who were interested in moving to Port Clements, but were unable to do so because of a lack of appropriate housing.

Some of the properties that come onto the market require substantial work, the cost of which exceeds the budgets of local individuals. Other properties are occupied only seasonally, and not rented out when unoccupied. There is some concern that homeowners are shifting long-term rental properties to short-term accommodation, in order to take advantage of a

growing tourism industry. One interviewee noted that low provincial assessment values for homes in Port Clements Gamadiis Llnagaay deters owners from selling. Other interviewees noted that, while they would like to downsize into a smaller home, there is nowhere for them to move into locally. There are also a number of empty, privately and publicly owned lots that could be further developed.

When homes do enter the market, they are bought or rented very quickly and the transaction often happens through word of mouth, rather than through formal listings. Combined, this makes it challenging for new individuals to find and secure housing locally.



Anticipated Housing Supply

Population Projections

BC Statistics does not release statistics related to population or household growth for Port Clements Gamadiis Llnagaay. It does however release projections for the entirety of Haida Gwaii, as a Local Health Area (LHA). These LHA projections anticipate growth in Haida Gwaii's overall population at a rate of approximately 0.5% per year (approximately 23 individuals per year) (BCStats 2020). These projections ought to be viewed with caution, as population growth has not been evenly distributed across all communities on Haida Gwaii. In the 2016 Census, HlGaagilda Skidegate grew by 18.1% (Government of Canada, Statistics Canada 2017b), and Rural Area D grew by 2.9% (Government of Canada, Statistics Canada 2017a). Other communities saw population contractions of 9.7% in Queen Charlotte Daajing Giids (Government of Canada, Statistics Canada 2017a), and 10% in Masset (Statistics Canada 2017a) and 9.7% in Gaw Tlagee Old Massett (Statistics Canada 2018).

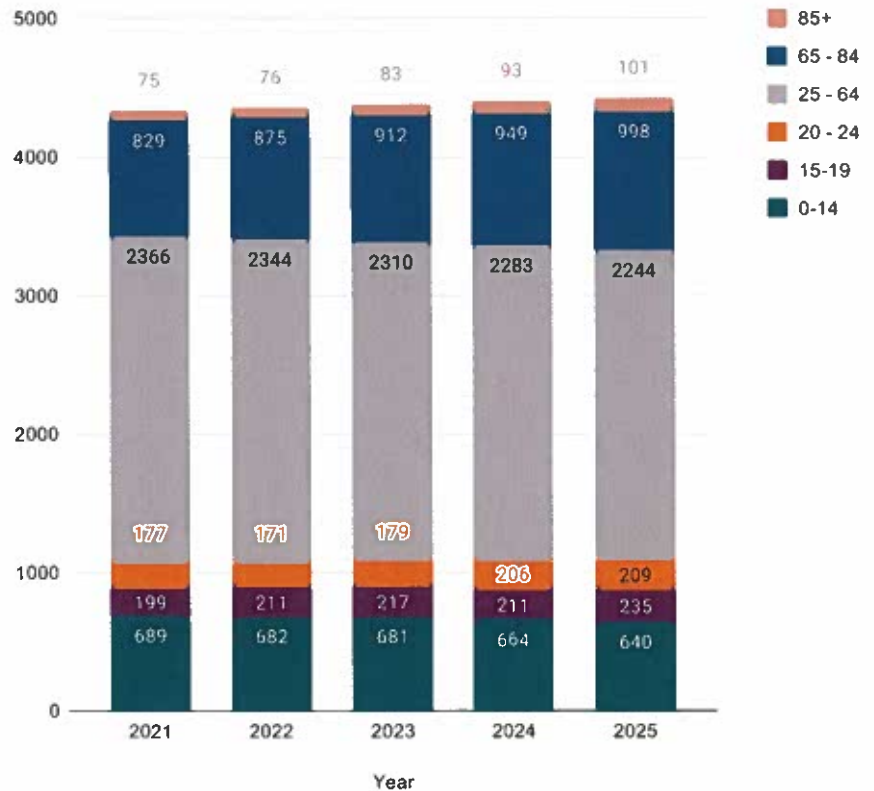


Figure 25. Estimated population of Haida Gwaii by age bracket, 2020 - 2025. Data from BCStats (2020).

Port Clements Gamadiis Llnagaay has been experiencing a consistent decline in its population for at least two decades. Approximately half (48%) of survey respondents indicated that in the next 5 years, and in the next 6 - 10 years, their household composition was likely to remain the same. In the next 5 years, 14% of respondents anticipated growth (having children, relationship change), while 12% of respondents anticipated contraction (children moving out of the home). With growth and contraction at similar percentages, this suggests the current population of Port Clements Gamadiis Llnagaay will remain similar. In a 6 - 10 year time frame, a slightly smaller percentage of survey respondents (8%) anticipated growth in their household, while a slightly larger percentage (16%) anticipated household

contraction. This further supports the prediction that in the next 10 years, the current population of Port Clements Gamadiis Llnagaay will stay the same or continue to decline.

BC Statistics predicts that on Haida Gwaii, the proportion of seniors over the age of 65 will increase over the next 5 years, and that the number of children under the age of 14 will decrease, both as a number and proportion of the community, as illustrated in Figure 25 (BCStats 2020).¹³ These predictions reflect past trends in Port Clements Gamadiis Llnagaay, and can likely be applied locally.

BC Statistics also estimates that the number of households will increase on Haida Gwaii over the next

¹³ BC Statistics does not provide average or median ages for Haida Gwaii.

5 years, as illustrated in Table 8.¹⁴ As with BC Statistics population predictions, these cannot necessarily be applied to the community of Port Clements Gamadiis

Llnagaay, as total households have been steadily contracting in the community.

Table 8
Anticipated Households for Haida Gwaii, 2021 - 2025

	2021	2022	2023	2024	2025
Anticipated Number of Households	2013	2017	2017	2041	2042

Note. Data for anticipated ages for Haida Gwaii compiled from (BC Statistics 2020).

Desire to Remain in Port Clements Gamadiis Llnagaay

All survey respondents were asked what type of housing they would need in the next 5 years, and next 6-10 years. If this housing was not available locally, respondents were also asked whether they would consider leaving Port Clements Gamadiis Llnagaay. Many respondents indicated that they would rather stay in unacceptable housing locally, than move elsewhere for better housing, illustrated in Figure 26.

Renters who indicated a desire to buy a property in the next 5 years indicated a similar sentiment. 86% of respondents (6 individuals) said they would prioritize buying a home in Port Clements Gamadiis Llnagaay. 71% of respondents (5 individuals) said they would look elsewhere on Haida Gwaii if they could not find a home to buy in Port Clements Gamadiis Llnagaay. These respondents said they would look to buy housing in Tlell, Masset, Nadu, Lawn Hill or Miller Creek.

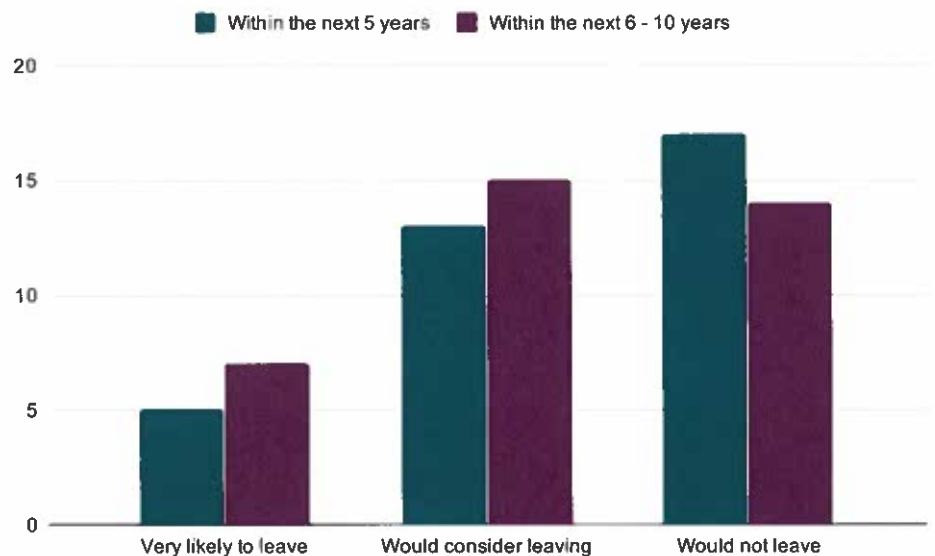


Figure 26. Likelihood to leave Port Clements due to housing needs. Data from Port Clements Housing Survey.

¹⁴ BC Statistics does not provide information on the anticipated average household size by number of people for Haida Gwaii.

Housing Needs & Next Steps

Housing Units Required

This report draws a series of conclusions related to future housing needs. These conclusions are based on a review of population projections, current housing stock, and the anticipated needs of residents over the next 5 - 10 years, illustrated in Figure 27. In order to assess housing needs in Port Clements Gamadiis Llnagaay over the next 5 years, this study assumes that the population will either remain the same or continue to contract.

1. There is a clear need for housing for seniors.
2. There is a declining need for single family detached homes with the current population due to a desire for alternative homes and a contracting population. However, this could create opportunities for new residents.
3. Affordability is an underlying concern: while current housing does not appear to be unaffordable to residents, the cost of housing acts as a barrier to finding rental housing, or purchasing a home.
4. Local community capacity to initiate and manage housing solutions is limited, given a volunteer-based housing non-profit and a small municipal government staff.
5. Local community development underpins all housing related concerns. While addressing economic prospects and community cohesion is beyond the scope of this report, this planning remains a critical consideration over the next 5 years and beyond.

Given these conclusions, this report recommends one major housing intervention in Port Clements Gamadiis Llnagaay for the 2020 - 2025 timeframe: the construction of a six unit complex of 1 bedroom units, tailored to local seniors with some subsidized rental

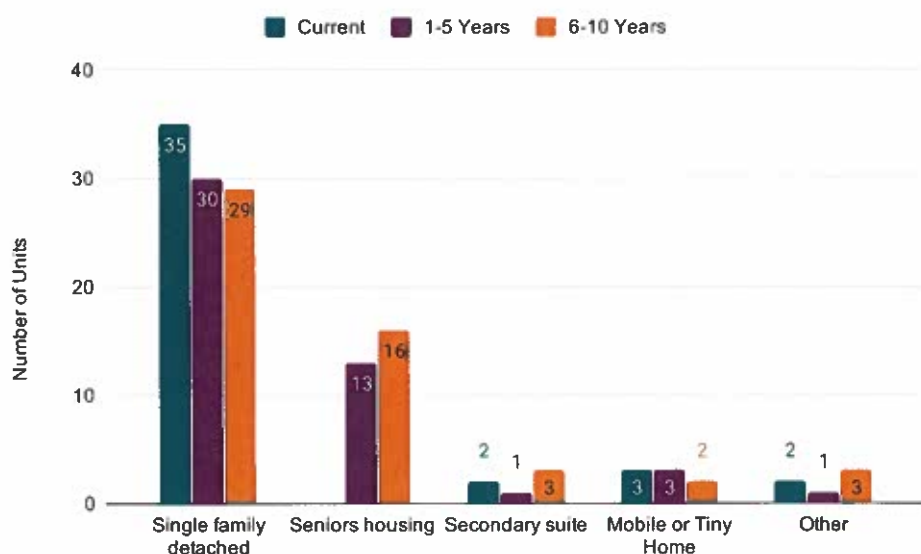


Figure 27. Future housing needs, by type over the next 10 years. Data from Port Clements Housing Survey.

units. Returning to the Wheelhouse to assess needs, Table 9 outlines the number of housing units required to meet current and anticipated housing needs.

In discussing future housing needs, study participants noted the importance of thinking outside “the box”. Small remote communities often require creative solutions that build on community resources, innovation and collaboration. This is particularly true when trying to support housing and economic needs. What follows are a series of interventions, that build upon existing capacity and respond to community needs.

Table 9

Summary of housing need, by type and priority level

Type	2021	2022
Emergency Shelter	Emergency housing shelter ¹⁵ not needed, given availability in adjacent communities and capacity of local community organizations.	Low
Short-Term Supportive Housing	Short term supportive housing not needed, given availability in adjacent communities and capacity of local community organizations.	Low
Long-Term Supportive Housing	Long term supportive housing is not needed, given availability in adjacent communities and capacity of local community organizations.	Low
Subsidized Rental Housing	<p>Subsidized rental housing, with an emphasis on catering to seniors, would meet a variety of community housing needs. A 6 unit complex of 1-bedroom units, with some subsidized rental units, would both meet local needs, and match the capacity of community organizations.</p> <p>In addition, a publicly-available summary of rental and home-owner affordability resources would be beneficial for current residents who struggle with affordability but do not require subsidized housing.</p>	High
Rental Housing	<p>Rental housing, with an emphasis on catering to seniors, would meet a variety of community housing needs. A 6 unit complex of 1-bedroom units, with some market-based rental units, would both meet local needs, and match the capacity of community organizations.</p> <p>Existing rental units are limited in Port Clements, and these should be protected by the municipality.</p>	High
Ownership Housing	<p>The introduction of new rental housing into the community may put new homes on the market for owners or renters.</p> <p>In addition, the Village of Port Clements can incentivize infilling lots to further increase the housing supply.</p>	Medium

¹⁵ Emergency housing shelters refers to short-term housing for individuals or families who are homeless or in crisis. It does not include emergency shelters required community-wide emergencies, such as natural disasters.

Development of the Port Clements Housing and Restoration Society

Housing organizations have the capacity to manage non-market housing stock, and advocate for housing needs in a given community (BC Housing Research Centre 2017). The recent formation of the PCHRS is a tremendous asset for Port Clements Gamadiis Llnagaay, that requires support and nurturing. At present, the PCHRS is a small, volunteer-driven organization with four members. The organization's first priority was to advocate for the completion of a

Housing Needs Assessment, in order to comply with provincial regulations and satisfy a requirement for future grant applications. This HNR outlines a series of initiatives and projects that the PCHRS is well-positioned to lead and support, given the limited staff capacity at the Village of Port Clements. However, PCHRS will require additional volunteers and likely paid staff, particularly if they are to advance the seniors housing project.

Next Steps

Led By: Port Clements Housing and Restoration Society

1. PCHRS to conduct an internal assessment of what they require from new volunteers, Board members and/or staff (subject matter expertise, time commitments, etc.)
2. PCHRS to investigate partnership opportunities with other housing associations on Haida Gwaii, and in northern BC.
3. Village of Port Clements to publicize the organization and their need for additional support with the release of the Housing Needs Report
4. PCHRS to develop a 5-year strategic plan for the organization, adopting key considerations and goals outlined in the Housing Needs Report.
5. PCHRS seeks out organizational funding to support employment of a staff member to advance the seniors housing project and other housing-related endeavors.
6. PCHRS should work with the Village of Port Clements to identify opportunities for staffing and financial support, which could come through a municipal housing fund, in addition to seeking out housing related grants.

Case Study: Queen Charlotte Heritage Housing Society

The Queen Charlotte Heritage Housing Society (QCHHS) has provided subsidized and affordable housing in Queen Charlotte Daajing Giids for seniors, people with disabilities and low-incomes since incorporation in 1982. The Queen Charlotte Housing Development Society (QCHDC) was incorporated in 2005 and is a sister-society with a shared Board of Directors and mandate. The societies operate Heritage House, Martin Manor and a few subsidized family homes. They are also in the process of developing a 19-unit supportive living complex, Alder House Kal Naay, and Cedar Place, which will have four suites for independent living. Both societies were founded by passionate community volunteers, and they are currently operated by a Board of Directors and a contracted

administrator/bookkeeper. Maintenance on all buildings is provided by a contracted maintenance person, and at some of the homes, tenants contribute to upkeep and cleaning (Queen Charlotte Heritage Housing Society n.d.).



Case Study: Whistler Housing Fund

Developing a Housing Fund, built on revenue sources from property taxes, works and service charges, and other municipal income sources, gives municipalities a designated funding pool for housing. In 1990, Whistler established a trust fund to finance the construction of affordable housing. The fund is filled by levies on developments that increase the number of employees in the community, and the fund is disbursed by the Whistler Housing Authority. This fund was essential in demonstrating equity for bank loans required to launch the first housing rental projects in the community. Funds of this nature are relatively easy

to set up, and can pool a series of smaller contributions for a more meaningful impact (BC Housing Research Centre 2017).



Seniors-Focused Affordable Rental Housing

In Port Clements Gamadiis Llnagaay, there are a large number of residents over the age of 65, most of whom currently live in detached homes that they own. Some live with a spouse, a few have younger generations living with them, and some live on their own. Most of the seniors interviewed spoke about increased challenges in maintaining their properties: yards and gardens, firewood and wood stoves, second stories and cleaning. However, they also spoke about the lack of options for downsizing in Port Clements Gamadiis Llnagaay, and on Haida Gwaii more broadly. As a result, there is a growing number of seniors in Port Clements Gamadiis Llnagaay who either live in homes that do not meet their needs or are forced to move to new communities where their needs can be better supported. Having to make these choices does not support the health and well-being of seniors within the community. The municipality recognizes this growing challenge, with its commitment to affordable housing for an aging population and people with special needs in its Official Community Plan.

The development of a small seniors housing complex in Port Clements Gamadiis Llnagaay could alleviate a series of community pressures and support the development of an age-friendly community. Creating housing for seniors would give ageing individuals choice and opportunity in their own communities, and,

as individuals move into new housing, their homes would then enter into the housing market, creating opportunities for those looking to rent or buy. In the Housing Survey, there were just as many respondents indicating that their home was too small, as there were respondents indicating that their home was too big. Furthermore, 70% of renters (7 respondents) indicated that they wanted to buy a home in the next 5 years, preferably in Port Clements Gamadiis Llnagaay. 57% of these renters (4 individuals) reflected that their main obstacle is a lack of properties for sale.

Seniors interviewed indicated that a 4 to 6 unit complex would meet community needs. There is a preference for units that have a bedroom, a small living space and a small kitchen, along with a small amount of outdoor space. Private entrances were also valued by many interview participants, particularly in light of COVID-19. A series of tiny or small homes, adapted to the mobility needs of seniors, could be a possible solution.

In terms of common areas, interviewees would like to see a larger shared kitchen, and a common living area. It is important that this complex provide as many opportunities for independent living as possible, in order to reflect the lifestyle most seniors in Port Clements Gamadiis Llnagaay are accustomed to living.

Given the limited medical facilities in Port Clements Gamadiis Llnagaay, it is unlikely this housing could provide any services beyond what is currently available locally through the community clinic. However, the housing complex could provide transportation support to residents who cannot drive to nearby communities for services. This could include partnership with the Northern Health Connections bus, or other local transportation providers.

There is a possibility that this housing complex could support seniors and other community members who are struggling to find housing. Some study participants

noted that developing a space that served multiple generations could increase a sense of community cohesion, which is well-supported in community planning research. Some seniors interviewed had hesitations about this format.

There are multiple models for managing a seniors housing complex, including private management or a cooperative model. However, in order to access funding, most often housing nonprofits or municipal governments are eligible to apply. Knowing this, it is likely that either the Village of Port Clements or the PCHRS will need to lead this work.

Case Study: Multigenerational Housing at Rudolf Seniors Home in Helsinki, Finland

This pilot project in Finland sought to solve two community needs: a need for affordable housing for youth, and a need for affordable and supportive housing for seniors. Rudolf Seniors Home is located in an old apartment building, and the second story units were often vacant as they posed accessibility challenges for seniors. Inspired by a Dutch model of multigenerational housing, the City of Helsinki decided to pilot a recruitment process for young residents, who were between the ages of 18 and 25, had housing difficulties and were interested in spending time with seniors (Guide 2016). The youth residents would pay a reduced rent, and in exchange they would spend a minimum of 5 hours with senior residents, with a focus on well-being and informal interactions (Henry, Heinen, and Witoszkin 2019). The results have been extremely positive, and have since included decreased feelings of isolation

among seniors, and increased openness among the youth (Khaitan 2017). For other multigenerational projects have since been established in Finland (Henry, Heinen, and Witoszkin 2019).



Case Study: Abbeyfield House in Dominion City, Manitoba

Dominion City, Manitoba, a small community of 250 people, noticed that seniors were leaving their homes in search of affordable, supportive housing. Like many communities with less than 1500 people across Canada, a traditional assisted living facility is a challenging undertaking. Dominion City found a creative solution, by adapting the Abbeyfield House model to a smaller population (Stevenson 2016).

The Abbeyfield House model began in the 1950s in England, when a retiree converted a house to share with others and served as its housekeeper. Today, the organization seeks to provide “affordable accommodation and companionship for lonely elders within their own community”. The organization converts and maintains homes where a small group of residents live together with a house manager. Rooms are typically private, and a small staff often provide housekeeping and meals in the common areas. Each home is a non-profit, registered charity and home ownership and support are the responsibility of community volunteers. There are now 21 Abbeyfield Houses in Canada, 11 of which are located in British Columbia. There is one located in Northern BC, in Fort St. John (Abbeyfield Canada n.d.).

The model began by requiring 40 - 60 suites to maintain affordability, however in Dominion City they found that, with as few as 10 suites, the facility was financially sustainable. Each suite is no bigger than 500 square feet, and includes a bedroom, sitting room, bathroom and small fridge. Residents have access to staff-prepared meals in the dining room, recreational programming, a shared woodworking room and a crafting room. There is further space for gardens and laundry, and housekeeping and home care is available. Rent varies from \$414 per month for a studio, to \$587 for a one-bedroom suite. Residents also purchase a monthly service package for \$1,200 (Stevenson 2016).



Case Study: Kootenay Columbia Seniors Housing Cooperative in Castlegar, BC

The Kootenay Columbia Seniors Housing Cooperative (KCSHS) was founded in 2002, as an innovative solution to provide housing for seniors in the Central Kootenay region. The organisation bought a rural development site and subdivided vacant lots for sale and custom development. Lots were sold through life-lease agreements, whereby the purchaser can occupy a residence until they either no longer want to or are capable of living there, in exchange for a lump sum payment. Other lots were sold to developers to raise capital. All 34 units were occupied by 2009. Unfortunately, the

development declared bankruptcy in 2014. However, the model illustrates how seniors can “join together to pursue an entrepreneurial nonprofit strategy to provide housing options for regional seniors.” (The Southern Interior Beetle Action Coalition 2015, 20)



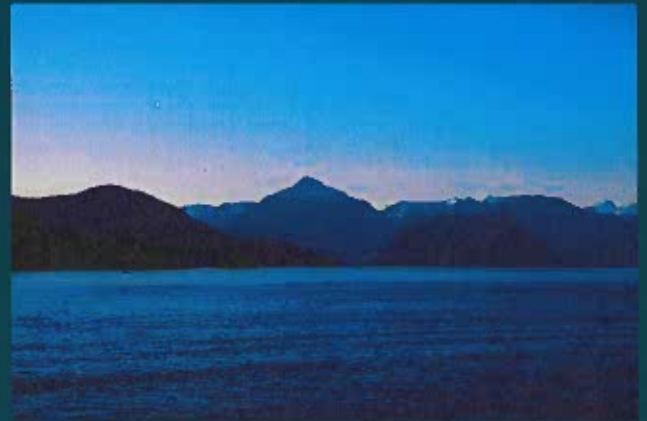
Case Study: Bowen Island Seniors' Housing Cooperative on Bowen Island, BC

The Bowen Island Seniors' Housing Cooperative is an 18-unit housing complex for seniors. Established in 1982, the co-op owns the property and the buildings. As a cooperative, members must purchase a share that is refundable when they are no longer members. Members also pay a monthly rental fee for their residence (The Southern Interior Beetle Action Coalition 2015), which is eligible for income-based subsidies from CMHC. Members elect a Board of Directors from within the membership, and Directors serve a 2-year term. When the co-op was started, the Board of Directors were not necessarily members and residents of the co-op; however, with time the changed and now all Board members are members, and thus residents, of the co-operative (Wood 2020).

All members participate in committees as they are able. Committees are responsible for operational aspects of the co-op including membership and

landscaping. The co-op also hires a Property Management firm to manage financial aspects of the organization. The Board of Directors oversees operations and participates in some more operational tasks (Wood 2020).

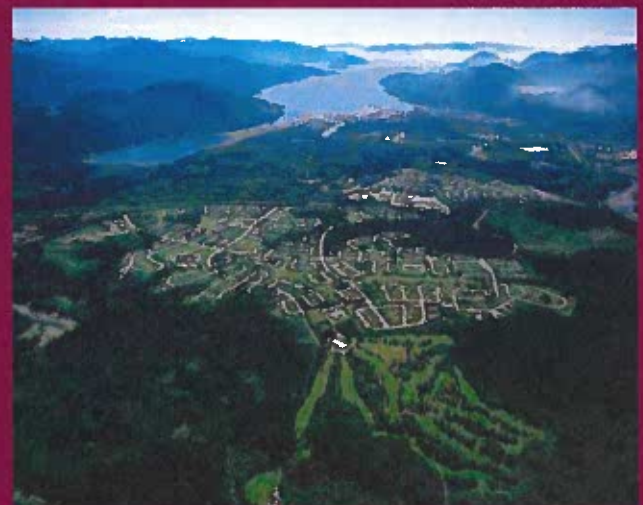
The cooperative is located 10 minutes walking distance from stores and has a community building for residents with a lounge, recreation rooms, an office, utility areas, a guest suite and a caretaker's suite. (Bowen Island Seniors Housing Cooperative n.d.).



Case Study: Kitimat Valley Housing Society - Dementia Home

The Kitimat Valley Housing Society is a registered charity that is currently building a person-centred home for people living with dementia. Their concept is inspired by the Butterfly Household Model of Care, which prioritizes the feelings and experiences of people living with dementia. The home will seek to mimic life in a home: there are no schedules, residents have choices about how to spend their days, there will be music, celebration, plants, colour and privacy when needed. Building relationships between staff and residents is central to the model of care, and there is a priority placed on "understanding" rather than "managing". (Kitimat Valley Housing Society n.d.)

To date, KVHS has been gifted the land for the home, and continues to fundraise to support construction. By the end of 2019, the organization had raised \$1.2 million, but there remains much more to be done (Leibel 2019).



Next Steps

Co-Led By: Village of Port Clements & Port Clements Housing and Restoration Society

1. Village of Port Clements reaffirms commitment to seniors housing, as indicated in Official Community Plan.
2. Village of Port Clements and PCHRS determine a management model for a seniors housing project.
3. Village of Port Clements reviews available land, and determines what could be provided as a donation, sale or a land trust.
4. Village of Port Clements and PCHRS review all funding opportunities and request support of MIEDS grant writer in completing applications.
5. Internal discussions finalized regarding management, structure and operating budget, and external conversations with other seniors housing providers. Particular attention should be paid to ongoing operating costs, and whether rental revenues will be sufficient. A municipal housing fund could be a source of some further revenue.
6. Meet with potential funders to better understand housing needs and eligibility.
7. Contractor engaged to develop plans for the desired housing project.
8. Funding applications completed, and construction pursued based on successful applications.
9. Village of Port Clements maintains a focus on developing an age-friendly community, with the support of provincial age-friendly resources.

Sharing Affordable Housing Resources

In addition to developing seniors-focused affordable renting housing with a possible capacity to accommodate other community members, the PCHRS can support households struggling with monthly shelter costs, either as renters or homeowners, by sharing resources about what is available to them on Haida Gwaii, provincially and federally.

For renters, there are a number of programs that support low-income households and support landlords and tenants to navigate their rights. For homeowners, there are programs that support individuals to purchase their first home, and programs to help households upgrade

their home, particularly when it comes to energy-efficient upgrades, which could be particularly relevant in Port Clements given the age of many homes.

These resources could be synthesized and shared with a local audience, perhaps in a printed information package. PCHRS could also follow up with individuals or households in person, to ensure materials are understood and to provide support with follow up actions. This work could be completed in collaboration with other housing non-profits on Haida Gwaii, and with the support of BC Housing.

Renter Resources

1. **RENT SUPPORT: BC Housing Rental Assistance Program.** This program provides eligible low-income working families (gross household income of less than \$40,000/year) with cash assistance to support monthly rental payments. For more information, see: <https://www.bchousing.org/housing-assistance/rental-assistance/RAP>.
2. **RENT SUPPORT: Shelter Aid for Elderly Renters (SAFER) Program.** This program provides lower income seniors (over aged 60) in the private rental market with a cash-based rent supplement, if they are spending more than 30% of their gross monthly income on rental payments. For more information, see: <https://www.bchousing.org/housing-assistance/rental-assistance/SAFER>
3. **HOME IMPROVEMENT SUPPORT: Home Adaptations for Independence (HAFI) Program.** This program provides grants and forgivable loans to eligible low-income households (homeowners, landlords and tenants) to complete home adaptations for independent living. For more information, see: <https://www.bchousing.org/housing-assistance/HAFI>
4. **LOCAL HOUSING: Tlaa Juuhldaa Naay Transition House in Masset.** A short-term emergency shelter for women and children.
5. **LOCAL HOUSING: Queen Charlotte Heritage Housing Society.** Owns and operates various properties designed for low-income individuals and families.
6. **LANDLORD/TENANT INFORMATION: Residential Tenancy Branch (RTB).** Provincial government department that deals with tenancy law in BC, and has resources for tenants and landlords. RTB has officers who can provide legal information and dispute information over the phone, and ServiceBC in Masset or Daajing Giids Queen Charlotte are the local contacts. For more information see: www.gov.bc.ca/landlordtenant.
7. **LANDLORD/TENANT INFORMATION: Tenant Resource and Advisory Centre (TRAC).** This website promotes the legal protection of residential tenants across BC by providing information, education, support and research on residential tenancy matters. They provide resources like tenant survival guides, landlord guides, and an online course on "renting it right". For more information, see www.tenants.bc.ca

Home Owner Resources

1. **FIRST TIME HOME PURCHASE: First Time Home Buyers Incentive.** This incentive helps first-time home buyers who have the minimum downpayment for an insured mortgage. These individuals can apply to finance a portion of their home purchase through a shared equity mortgage with the Government of Canada. The program offers 5% - 10% of the homes purchase price to put toward a down payment. <https://www.placetocallhome.ca/fthbi/first-time-homebuyer-incentive>
2. **HOME IMPROVEMENT SUPPORT: Home Adaptations for Independence (HAFI) Program.** This program provides grants and forgivable loans to eligible low-income households (homeowners, landlords and tenants) to complete home adaptations for independent living. For more information, see: <https://www.bchousing.org/housing-assistance/HAFI>
3. **HOME RENOVATION SUPPORT: Home Renovation Tax Credit for Seniors and Persons with Disabilities.** This tax credit supports individuals over 65 and persons with disabilities with the cost of certain permanent home renovations to improve accessibility or be more functional or mobile at home. The credit is up to \$1000 per year, or 10% of the qualifying renovation expense. <https://www2.gov.bc.ca/gov/content/taxes/income-taxes/personal/credits/seniors-renovation>
4. **ENERGY EFFICIENCY: CMHC Green Home** Eligible homes can access a premium refund of 15% - 25% on the CMHC mortgage loan insurance premium, depending on the level of energy efficiency achieved. If buying a new home, eligibility is assessed using the NRCan EnerGuide Rating System. If renovating your home, homes must be assessed by a Natural Resources Canada qualified energy advisory before and after energy

improvements are made. <https://www.cmhc-schl.gc.ca/en/finance-and-investing/mortgage-loan-insurance/the-resource/energy-efficient-housing-made-more-affordable-with-mortgage-loan-insurance>

5. **ENERGY EFFICIENCY: Energy Conservation Assistance Program.** This income-based program provides households with free energy-saving products and installations. Products include LED light bulbs, high efficiency showerheads and weather stripping. Some households may also qualify for an ENERGY STAR refrigerator, insulation in walls, and/or a high efficiency gas furnace. Energy saving kits are also available. <https://betterhomesbc.ca/rebates/free-upgrades-bc-hydro-fortisbc-energy-conservation-assistance-program/>
6. **ENERGY EFFICIENCY: Clean BC Search Engine** CleanBC has a search engine that compares what you are hoping to do, and where you live, with the rebates and incentives available.

This study further recommends that when the Housing Needs Assessment process is revisited in 5 years time, as required by provincial legislation, particular emphasis be placed on the experiences of lower income households and families who are not seniors.

Protecting Long Term Rentals

AirBnB has a small impact on the local rental housing market and given the community interest in developing tourism, it is possible that this influence will expand in the years to come. Based on a June 2020 review of the eleven AirBnB listings in Port Clements Gamadiis Llnagaay, approximately three of the listings could also be appropriate for long term tenants, as they possess a full kitchen, at least one bedroom, a bathroom and living space. Protecting rental units will ensure current renters continue to have affordable places to live and may create opportunities for new residents, particularly families. In the Official Community Plan, the Village of Port Clements indicates that income-generating activities, including accommodation rentals, on

Next Steps

Led By: Port Clements Housing and Restoration Society & Village of Port Clements

1. Port Clements Housing and Restoration Society reviews key rental and home ownership resources, and determines which are most useful and relevant to community members.
2. Connect with housing partners including on-island housing organizations, BC Housing and CMHC to further understand resources available.
3. Summarize and print key resources for distribution.
4. Determine physical location for printed resources, such as the Village of Port Clements or Port Clements Library.
5. Advertise new supports to community members online and in print.

Connect with and support community members in a compassionate, kind way to ensure they are linked with as many supports as they are eligible for.

residential property is permitted provided they meet zoning bylaws and maintain the property's character. Zoning bylaws allow bed and breakfasts and boarding houses in areas zoned as Residential Urban Zone, Rural Residential Zone, Mobile Home Park Zone, Commercial Core Zone, Commercial Service Zone, Marine Commercial Zone, Marine Tourism Zone and Resource Area Zone. All bed and breakfast units must provide one parking unit per space plus one unit (Zoning Amendment Bylaw #231, 1991 1990). As the local economy adapts to new circumstances, short term rentals are an accessible income-generating activity that connect to tourism development on Haida Gwaii.

In order to ensure current and future renters are prioritized and protected, the Village of Port Clements should investigate bylaws that structure the development of short-term accommodation rentals in the community.

Examples of municipal interventions could include:

- Issuing a finite number business licenses for short-term accommodation.
- Establishing property requirements for short-term accommodation (private entrances, one owner/long-term renter on the property, etc.).

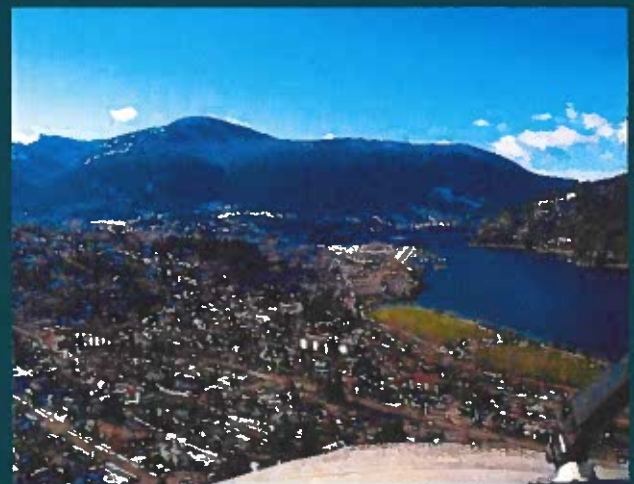
- Limiting or prohibiting short-term rentals in public buildings, apartments or industrial areas.
- Developing municipal taxes levied on short-term accommodation providers. These taxes could be collected into a housing fund, redistributed in support of community housing projects.

No other municipality on Haida Gwaii has regulated short-term rentals to date; however, the Village of Queen Charlotte has taken steps in this direction.

Case Study: City of Nelson Short-Term Rental Regulations

In 2017, the City of Nelson began to regulate short-term rentals in the community by requiring all short-term rental operators to possess a business license. When applying for a license, short-term rental operators must undergo an inspection that addresses safety, sanitation and parking considerations. There are also a limited number of licenses allowed in a city block. The City has both summer licenses and year round licenses, and to qualify for a year round license the licensee must be the principal resident. There is also a small tourism fee, a security deposit, and a requirement that operators maintain guest information. Prior to this bylaw, Nelson had approximately 110 short-term

rentals. 8 months later, there were approximately 45 licensed short-term rental operators (Metcalf 2017).



Next Steps

Led By: Village of Port Clements

1. Determine if regulating short-term bylaws and/or specific taxation is a priority for the Village of Port Clements. If so, update the Official Community Plan to reflect protection for long-term rental accommodation.
2. Meet with current short-term rental owners to discuss the merits and drawbacks of future municipal interventions.
3. Collaborate with Village of Queen Charlotte on their draft short-term rental bylaw.
4. Author short term rental bylaw or amend Business License bylaw No. 141 for Port Clements Gamadiis Llnagaay, and develop strategies for enforcement in the absence of a bylaw officer.
5. If taxes or fees are levied on short-term accommodation rentals, develop a community housing fund that supports community housing initiatives.
6. Re-assess impact of short-term rentals on housing market in 5 years with subsequent Housing Needs Report.

Property Development Incentives

The Village of Port Clements' Official Community Plan notes a commitment to infill housing within the community, and as such, allows for the construction of secondary suites within houses and as secondary dwellings on a lot (Village of Port Clements 2012). This is a strong strategy for encouraging density and increasing the number of rental housing units available in a community (Office of Housing n.d.).

There remain, however, a number of vacant properties and empty lots in Port Clements, which is an opportunity for the development of new rental and ownership housing. The Village of Port Clements could offer incentives to landowners to develop or sell unused parcels of land, in order to further stimulate the local housing market. The Village of Port Clements also owns some land, which could be donated or leased housing development projects.

Community Development & Cohesion

Conversations related to the future of Port Clements Gamadiis Llnagaay, the importance of attracting new families to the community, and the need for economic diversification underpinned many of the housing-related conversations. There is a feeling, particularly among younger residents, that the community needs to attract young families back to Port Clements Gamadiis Llnagaay. Having more homes available to rent or buy is certainly one requirement for attracting new families. However, employment opportunities and a vibrant community are other important pieces of the equation. Some study participants reflected that as economic opportunities decline in Port Clements Gamadiis Llnagaay, the sense of community feels as though it is dwindling as well.

The development of new housing for seniors could alleviate pressure and create opportunities on the local housing market. However, this strategy cannot occur without considering broader community needs. Specific actions and recommendations related to

Next Steps

Led By: Village of Port Clements

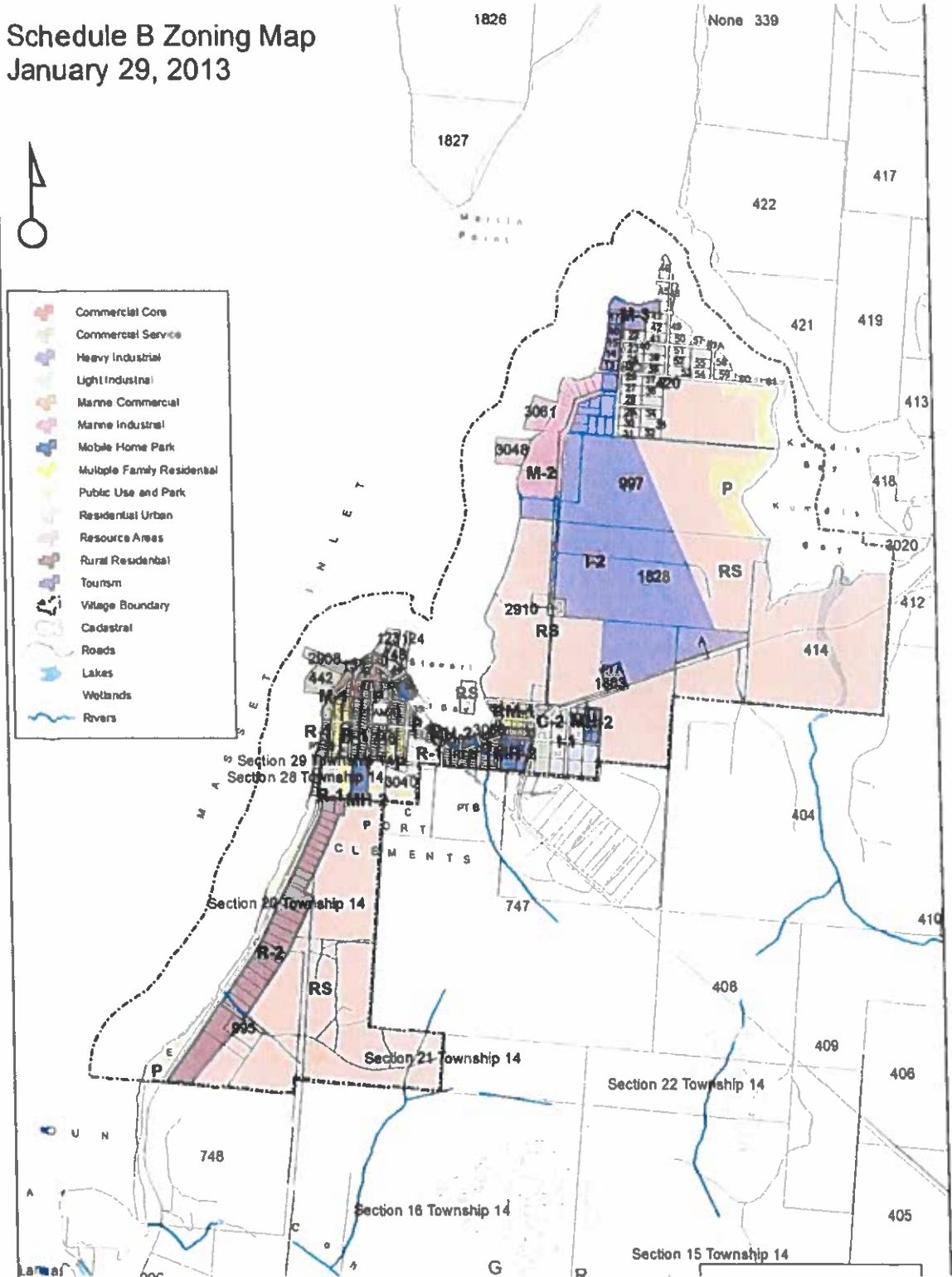
1. Reaffirm commitment in Official Community Plan to the promotion of infilling of lots, and the exploration of new strategies to encourage density.
2. Review land owned by the Village of Port Clements that could be used for additional housing needs, including a seniors housing complex and determine methods for making use of this land.
3. Explore Northern Development Initiative Trust's Housing Incentive grant, a program designed to incentivize the creation of new, market-based private sector housing developments.
4. Review bylaws and possible taxes that could be applied to undeveloped land within the municipalities, in order to incentivize development. If taxes are levied, develop a community housing fund that supports community housing initiatives.

community development and cohesion are beyond the scope of this housing-focused report; however, some of the ideas surfaced by study participants include:

- Strategic community plans with a focus on economic diversification.
- A focus on enhancing the waterfront and trails networks, for walking, running and biking.
- Improvements to the appearance of the downtown areas.
- Resident attraction packages, highlighting the unique features of Port Clements including centrality on Haida Gwaii, high speed internet and cell reception appropriate for working remotely, good and growing network of trails, small school, and affordable property (when available).

Appendix

Appendix A: Zoning Map of Port Clements



Appendix B: Supplementary Data Tables

Table 10

Workers by industry (NAICS), as a number and percentage of total workforce¹⁸

Agriculture, forestry, fishing and hunting	75	33.33%	55	21.57%
Mining, quarrying, and oil and gas	0		-	
Utilities	0		-	
Construction	20	8.89%	20	7.84%
Manufacturing	0		0	
Wholesale trade	0		10	3.92%
Retail trade	25	11.11%	20	7.84%
Transportation and warehousing	0		-	
Info and cultural industries	0		-	
Finance and insurance	0		0	
Real estate and rental leasing	0		0	
Professional and scientific and tech services	0		-	
Management of companies	0		45	17.65%
Admin and support, waste management and remediation services	10	4.44%	-	
Educational services	20	8.89%	15	5.88%
Health care and social assistance	15	6.67%	30	11.76%
Arts, entertainment and recreation	9	4.00%	-	
Accommodation and food services	30	13.33%	-	
Other (except public admin)	10	4.44%	60	23.53%
Public admin	10	4.44%	-	

Note. Data for workers by industry for Port Clements compiled from (Statistics Canada 2017b)

Blank fields indicate that there is no information available for this category; many new industries were presented in 2011

¹⁸ Industry data not available for 2011

Table 11

Total Population and Age Composition in 2016, 2011 and 2006

	2016	2011	2006	2016	2011	2006
Total Population	282		378		440	
0-14	30	10.64%	60	15.87%	85	19.32%
15-19	10	3.55%	25	6.61%	30	6.82%
20 - 24	15	5.32%	15	3.97%	20	4.55%
25 - 64	170	60.28%	220	58.20%	265	60.23%
65 - 84	50	17.73%	45	11.90%	45	10.23%
85+	5	1.77%	5	1.32%	5	1.14%

Note. Data for age distribution for Port Clements compiled from (Statistics Canada 2017b), (Statistics Canada 2012, 2007)

Table 12

Households by income bracket before and after tax in 2016, as a number and percentage of total

	Household income, before tax (#)	Household income, before tax (%)	Household income, after tax (#)	Household income, after tax (%)
Total Households	150		155	
Under \$5,000	5	3.33%	5	3.23%
\$5,000 - \$9,999	0	0.00%	0	0.00%
\$10,000 - \$14,999	0	0.00%	5	3.23%
\$15,000 - \$19,999	10	6.67%	10	6.45%
\$20,000 - \$24,999	15	10.00%	10	6.45%
\$25,000 - \$29,999	5	3.33%	10	6.45%
\$30,000 - \$34,999	10	6.67%	10	6.45%
\$35,000 - \$39,999	10	6.67%	10	6.45%
\$40,000 - \$44,999	10	6.67%	10	6.45%
\$45,000 - \$49,999	10	6.67%	10	6.45%
\$50,000 - \$59,999	10	6.67%	10	6.45%
\$60,000 - \$69,999	10	6.67%	15	9.68%
\$70,000 - \$79,999	10	6.67%	10	6.45%
\$80,000 - \$89,999	10	6.67%	0	0.00%
\$90,000 - \$99,999	5	3.33%	5	3.23%
\$100,000 - \$124,999	15	10.00%	20	12.90%
\$125,000 - \$149,999	5	3.33%	15	9.68%
\$150,000 - \$199,999	10	6.67%	10	6.45%
\$200,000 and over'	5	3.33%	0	0.00%

Note. Data for household income for Port Clements compiled from (Statistics Canada 2017b)

Table 13
Anticipated Population for Haida Gwaii

	2021	2022	2023	2024	2025
Anticipated Population for Haida Gwaii	4335	4359	4382	4406	4427
Anticipated Population Growth (#) - Haida Gwaii	23	24	23	24	21
Anticipated Population Growth (%)	0.53%	0.55%	0.53%	0.55%	0.48%

Note. Data for anticipated population for Haida Gwaii compiled from (BC Statistics 2020)

Table 14
Anticipated Age for Haida Gwaii, as number

Anticipated Age Distribution (#)	2021	2022	2023	2024	2025
0-14	689	682	681	664	640
15-19	199	211	217	211	235
20 - 24	177	171	179	206	209
25 - 64	2366	2344	2310	2283	2244
65 - 84	829	875	912	949	998
85+	75	76	83	93	101

Note. Data for anticipated ages for Haida Gwaii compiled from (BC Statistics 2020)

Table 15
Anticipated Ages for Haida Gwaii, as percentage

Anticipated Age Distribution (%)	2021	2022	2023	2024	2025
0-14	15.89%	15.65%	15.54%	15.07%	14.46%
15-19	4.59%	4.84%	4.95%	4.79%	5.31%
20 - 24	4.08%	3.92%	4.08%	4.68%	4.72%
25 - 64	54.58%	53.77%	52.72%	51.82%	50.69%
65 - 84	19.12%	20.07%	20.81%	21.54%	22.54%
85+	1.73%	1.74%	1.89%	2.11%	2.28%

Note. Data for anticipated ages for Haida Gwaii compiled from (BC Statistics 2020)

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