

What We Heard: Settlement & Housing Community Discussion

Area C OCP Project | January 21st 2026 @ Quadra Island Community Centre

The Strathcona Regional District would like to thank the 100 (approximate) community members who attended the discussion on settlement and housing. Your many thoughtful comments and dotmocracy (map activity) have been consolidated.

Staff opened this session with a short overview of the requirements of an OCP, descriptions of the settlement-related land use designations within the current OCP, and a summary of housing themes that have emerged through engagement to date. .



This session also featured a series of poster boards to show common types of housing, facts about the plan area, the concept of village-centred growth to control outward sprawl, and a “dotmocracy” mapping activity. The activity asked participants to place a sticker on a map of Quadra Island where they felt there was an opportunity to explore increased density for settlement.

Planning staff opened the floor to the community to start the conversation. The following are notes taken by staff while listening to the community

discussion.

Notes from Discussion:

This list is a short-hand transcription of comments made, as captured by the note-taker during the session. Though not a verbatim account, staff have tried to use the terms that were spoken and to capture the intent of statements made. These comments will be organized and refined into policy statements for further discussion, especially on matters where the community is divided.

- OCP should match zoning bylaw (Heriot Bay inconsistencies)
- Raven lands could be used for settlement
- Interested in reducing minimum lot size
- Community needs more affordable seniors' housing
- Inactive parks in the cove as an opportunity for more housing? (O'Connor Road)
- Subdivision requirements need updating from Island Health (SRD as advocate)

- Increased density in Q Cove and Heriot Bay (small, purpose designed and built, multi-unit style housing) is needed
- There is sufficient ground water in the cove, it is in a floodplain.
- Enable 4-plex buildings in Q Cove and Heriot Bay
- How can we better implement and action the village plan?
- Village centres and complete communities are desired
- Measure resource capacity for growth
- Allow mobile home park applications
- Focus on affordability!
- Seasonal workforce housing is needed
- Commercial zoning that allows more than one residence
- Bring down pre-development costs (by redesignations)
- Upzoning in the south end (country residential) is supported
- Suites and ADUs impacting septic
- Need infrastructure in the villages
- OCP needs to highlight advocacy role to the provincial government
- How do we measure advocacy?
- “Tiny Homes” Mobile Home Parks CSA Standards are supported
- Remove ban on mobile home parks
- Stronger communication – translation of terms for accessibility is needed
- Interest in a 3rd village hub? Needs a charrette like Q Cove
- Seasonal (workforce) housing needed for tourism support
- Consider environmental concerns when developing new units (climate change)
- Infill using existing infrastructure and resources – density in existing residential areas is supported
- How does the SRD cut out developers and build affordable units for rent? (BC Housing, Co-op housing)
- Introduce a Land trust zone
- Utilize SRD Housing Service to build affordable units
- Consider having more than one residential unit permitted in commercial zones
- Incentives for private sector developers are needed
- Encourage density where services are available
- Addressing the sewer capacity issue is needed
- Allow more homes on larger lots, without need to subdivide
- Acknowledge Cape Mudge as a village centre, plan for connectivity and engage with the Nation for collaborative planning
- Too much bureaucracy
- Enable more infill in the Cove and Heriot Bay
- Heriot Bay Village Plan is needed like Q Cove
- Regional Housing Service for non-market housing projects, explore SRD purchasing lands for housing in village centres

Map Activity:

Two identical maps of Quadra Island were provided, and participants were asked to put a dot where they think opportunities for increased residential development should be explored. The results are summarized in the table below, followed by photos of the dotted maps.

Dotmocracy Map Activity Findings: Where are the opportunities for increased density?

| | |
|------------------------------|----|
| Quathiaski Cove | 18 |
| Heriot Bay | 2 |
| Adjacent Lands to Q Cove | 20 |
| Adjacent Lands to Heriot Bay | 1 |

Map 1:



