



WHAT WE HEARD REPORT

Shelter Point Park Concession Stand Survey

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Summary of Engagement

In response to public inquiries regarding the concession stand following the May 2023 Board meeting, Staff conducted a region-wide survey to solicit public opinion on the future of the Shelter Point Park Concession.

The qathet Regional District sought feedback from residents and property owners throughout the region concerning the future of the Shelter Point Park Concession Stand. The survey ran from October 2 to October 20, 2023.

The survey received 662 responses. 49 completed paper copies were returned. The survey was advertised in qathet Living, Texada Express Lines, Facebook, Vista Radio, and the Powell River Peak. Due to considerable public interest, staff opened the survey link early on September 29, 2023.

Staff created a dedicated project webpage on qathet.ca with relevant background information, links to the survey and a downloadable PDF copy for those that could not access the survey online. Paper copies of the survey were available at the front desk reception and distributed to Texada Island.

As prioritized within the 2023-2027 Strategic Plan, recommended within the Communications and Engagement Strategy, and identified within the Public Engagement Framework, staff have prepared a 'What We Heard Report' to summarize the feedback received as part of a survey.

This survey is non-binding, and will be one of the tools used by the qathet Regional District to make a decision regarding this service. In the near future, staff will bring forth a report with recommendations on the future of the Shelter Point Regional Park Concession Stand.

The Shelter Point Concession Stand is managed through the Regional Parks Service which is paid for by Electoral Areas A, B, C, D, E, the City of Powell River and the Sechelt Indian Government District.

If you have any questions about the survey or results, please contact Patrick Devereaux, Manager of Operational Services at operations@qathet.ca or by calling 604-485-2260.

Summary of Responses

The survey identified that 67 percent of those respondents were residents of, or owned property on Texada Island (414 responses). 37 percent of Electoral Area D (Texada Island) residents and/or property owners responded to the survey. Electoral Area D (Texada Island) represents 5.24 percent of the total population of the qathet Regional District.

Of the survey respondents, 591 (91%) respondents indicated a desire to keep the Shelter Point Regional Park Concession Stand open, with 89 percent of respondents indicating that the concession stand is part of the camping experience at Shelter Point Park. 76 percent of respondents indicated that it was necessary to subsidize the Shelter Point Regional Park Concession Stand, and 61.65 percent of respondents indicated support for increased taxation to support subsidization of the Shelter Point Regional Park Concession Stand.

11 percent of survey respondents indicated support for decommissioning the Shelter Point Regional Park Concession Stand, and 23 percent of respondents indicated support for the qRD receiving some proceeds from the Shelter Point Regional Park Concession Stand sales. 63 percent of respondents supported the qRD charging a minimum monthly cost to Shelter Point Regional Park Concession Stand operators to cover maintenance costs.

Accuracy of Findings:



When surveying large populations, the priority is to have a random sample over having a high number of respondents. The 662 respondents represent a randomized sample size of 3.08 percent of affected taxpayers, based on 2021 population census data.

The 662 respondents provide the Board with a confidence interval of 1.30 and a 95 percent confidence level. This means that based on the sample, the Board can have 95 percent assurance that, if all impacted taxpayers responded (real value), they would likely answer similarly, plus or minus a 1.30 percent variance.

Caution is advised, however, when drawing definitive conclusions from a survey alone. Due to responses being voluntary in nature, staff are unable to fully track or prevent fraudulent or incomplete responses, nor ensure a completely representative sample.

Detailed Survey Results



Q1: Do you live or own property within the qathet Regional District? (Includes the City of Powell River and five electoral areas, excluding Tla'amin Nation)

Choice	Percentage	Count	
Yes	93.05%	616	
No	6.95%	46	
Total	100%	662	



617 respondents provided the location of their property or where they live:

- 8 respondents indicated Electoral Area A
- 6 respondents indicated Electoral Area B
- 17 respondents indicated Electoral Area C
- 414 respondents indicated Electoral Area D
- 158 respondents indicated City of Powell River
- 10 respondents indicated more than one location within the qRD
- 2 respondents indicated the qathet Regional District
- 2 respondents indicated Tla'amin Nation


Q2: Do you camp at Shelter Point Park Campground?

Choice	Percentage	Count	
Yes	58.85%	389	
No	41.15%	272	
Total	100%	661	


Q3: Do you frequent the Shelter Point Park Concession Stand when you are camping there?

Choice	Percentage	Count	
Yes	69.04%	408	
No	30.96%	183	
Total	100%	591	


Q4: Do you frequent the Shelter Point Park Concession Stand when you are not camping?

Choice	Percentage	Count	
Yes	80.00%	528	
No	20.00%	132	
Total	100%	660	


Q5: Do you believe that the concession is part of the Shelter Point Park camping experience?

Choice	Percentage	Count	
Yes	89.65%	589	
No	10.35%	68	
Total	100%	657	



Q6: Do you think other qRD campgrounds should have concession stands?

Choice	Percentage	Count	
Yes	73.75%	441	
No	26.25%	157	
Total	100%	598	



Q7: Are you in favour of keeping the Shelter Point Park Concession Stand open?

Choice	Percentage	Count	
Yes	91.20%	591	
No	8.80%	57	
Total	100%	648	



Q8: Should the Shelter Point Park Concession Stand be open longer than just the camping season?

Choice	Percentage	Count	
Yes	55.64%	355	
No	44.36%	283	
Total	100%	638	



Q9: Do you believe it necessary to subsidize the Shelter Point Park Concession Stand?

Choice	Percentage	Count	
Yes	76.47%	481	
No	23.53%	148	
Total	100%	629	



Q10: Would you support increased taxation to subsidize the Shelter Point Park Concession Stand?

Choice	Percentage	Count	
Yes	61.65%	389	
No	38.35%	242	
Total	100%	631	



Q11: Would you support a mobile food truck in Shelter Point Park?

Choice	Percentage	Count	
Yes	64.80%	405	
No	35.20%	220	
Total	100%	625	



Q12: Do you support a minimum monthly cost charged to Shelter Point Concession Stand operators to cover maintenance costs?

Choice	Percentage	Count	
Yes	63.14%	394	
No	36.86%	230	
Total	100%	624	



Q13: Do you think that the qRD should receive some proceeds from the Shelter Point Park Concession Stand sales?

Choice	Percentage	Count	
Yes	23.02%	145	
No	76.98%	485	
Total	100%	630	

Q14: Would you support decommissioning the Shelter Point Concession Stand?

Choice	Percentage	Count	
Yes	11.22%	71	
No	88.78%	562	
Total	100%	633	

Q15: Would you support the Shelter Point Park Concession Stand being converted into a camping cabin?

Choice	Percentage	Count	
Yes	11.13%	71	
No	88.87%	567	
Total	100%	638	

Open-Ended Comment Summary

Out of 662 respondents, 355 chose to offer further comments. Comments may be counted in multiple categories to ensure all components of responses were documented and considered as part of the survey for transparency and accountability.

Attached as [Appendix A](#) and forming part of this report, please see the original comments from the survey.

A summary of the comments is provided here:

- 221 comments indicate they **do** support keeping the Shelter Point Park Concession Stand open.
- 189 comments indicate they feel the Shelter Point Park Concession Stand is essential to the community, camping experience, and/or local economy.
- 79 comments include suggestions related to the finances of the Shelter Point Park Concession Stand.
- 49 comments indicate desire for improved management of the Shelter Point Park Concession Stand.
- 30 comments indicate concerns regarding the validity of the survey.
- 29 comments related to the flexibility of the operating season of the Shelter Point Park Concession Stand.
- 26 miscellaneous comments.
- 19 comments include operational suggestions related to the management of the Shelter Point Concession Stand.
- 19 comments indicate they **would** support a mobile food truck in Shelter Point Park.
- 18 comments indicate they **do not** support converting the Shelter Point Park Concession Stand into a camping cabin.
- 17 comments indicate more information is required.
- 14 comments indicate they **do** support the Shelter Point Park Concession Stand being subsidized.

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- 14 comments indicate they **do** support converting the Shelter Point Park Concession Stand into a camping cabin or for other uses.
- 10 comments mention that Shelter Point Park and its amenities were donated for residents and visitors of Texada Island to enjoy.
- 9 comments indicate they feel it **would not** be fair to make decisions about the future of the Shelter Point Park Concession Stand based off of recent economic trends which were negatively impacted by the pandemic.
- 8 comments indicate they **do not** support the Shelter Point Park Concession Stand being subsidized.
- 8 comments indicate they feel insufficient water accessibility is a significant barrier to the successful operation of the Shelter Point Park Concession Stand.
- 8 comments include suggestions relevant to future operators of the Shelter Point Park Concession Stand.
- 7 comments indicate they **do not** support keeping the Shelter Point Park Concession Stand open.
- 5 comments indicate they **would not** support increased taxation to subsidize the Shelter Point Park Concession Stand.
- 3 comments indicate they **do not** support building new concession stands at other qRD campgrounds.
- 2 comments indicate they **would not** support a mobile food truck in Shelter Point Park.
- 1 comment indicates they **would** support increased taxation to subsidize the Shelter Point Park Concession Stand.
- 1 comment indicates they **do** support other qRD campgrounds having concession stands.

Commonly Asked Questions and Answers

In response to these comments, staff have provided the following information:

Can camper fees be utilized to fully fund the Shelter Point Park Concession Stand?

The Regional Parks service covers the costs for 10 regional parks, and is paid for by all Electoral Areas, the City of Powell River and the Shishalh Nation Government District.

2022 Shelter Point Park Concession Net Cost

	City of PR	SIGD	A	B	C	D	E	Total
Tax Base	401,296,181	995,140	166,304,629	53,270,014	75,701,593	44,722,431	23,780,675	766,070,663
% of Total	52.38%	0.13%	21.71%	6.95%	9.88%	5.84%	3.10%	100.00%
Net Cost	2,029.13	5.03	840.91	269.36	382.78	226.14	120.25	3873.59

So far, in 2023, the Shelter Point Park Service brought in \$100,949 in camping fees and \$2,744 in revenue from shower and firewood fees and \$7,000 in rental revenue. Operating costs to run the park in 2023 are projected at \$282,511. In 2023, Shelter Point Park required \$158,229 in taxation through the Regional Parks service.

Why is the concession viewed as separate from the park in terms of revenue?

The separation allows staff to track whether the concession revenue is covering the direct cost of operating the concession. The park caretaker is a separate contract and must be tracked independently from other costs. The caretaker fees are the main expense of the park, and includes: grounds maintenance, equipment, toilet supplies, cleaning supplies, and labour.

What is meant by the term “turn-key” relating to the Concession Stand?

Turn-key in relation to the concession means that the qRD has equipped the concession stand so that it is ready to use the moment that a new concessionaire is awarded a contract to operate it.

In terms of the operation of the concession, what role does the qRD play? (who sets hours, menu items etc.)

The qRD is responsible for managing the contract and maintenance of the equipment and facility. The operator sets hours of operation, menu, start date and close date. These are all provided to the Regional District in the operator's Request for Proposal submission.

What costs are operators currently responsible for?

The operator is responsible for direct costs to operate the concession such as hydro, insurance, food and beverage purchases, concession staffing costs, etc.

Can the concession be managed similarly to the Willingdon Beach Concession Stand?

The two contracts are similar. The Willingdon Beach Concession Stand building and equipment are provided to a contracted operator through a public procurement process.

Why can't the qRD manage the operation of the Concession Stand and hire staff to run it?

The operation of the concession would be outside the core business of the qRD. The qRD does not have the workforce nor the expertise to operate a business such as the concession. The normal procedure for situations like this is to contract out to the experts.

Can the contract be renegotiated for a longer season, or for a multi-year term?

Multi year contracts have been made available in the past and this would be an option for a contractor.

Explain how shelter point became a regional park owned by the qRD. Some comments indicate people feel the park was donated to the residents of Texada and not for use of the region.

In 1968, the Province of BC designated Harwood Park as a Section C park. In 1969, Harwood Park Directors approached the Regional District about taking over the park's administration. In 1969, Barbour Logging Ltd. leased booming grounds from the park and renewed the lease every five years until 1989. In 1972, the Provincial Section C was relinquished and Harwood Park was designated as a regional park under the Powell River Regional District. In 1973, a Section 15 was added to the park.

Appendix A: Original Comments

Comments have been redacted to protect personal or identifiable information, and to remove defamatory language.

The cost to run the stand should only come from a % of what it makes while it's open.

████████████████████ and know how much locals enjoy coming down for snack or good old fish and chips.

I ? we would only support a mobile food truck in Shelter Point Park if we were to lose the concession - not a preference. I / we would support a minimum monthly cost charged to Shelter Point Concession Stand operators to contribute to, but not necessarily cover maintenance costs.

I think the costs to cover maintenance and yearly upkeep is fair to be recouped as those would be required in any food business. Taking any profits above that would not be right especially with the high costs of labour, food and supplies.

The question of do u think other campgrounds should have concessions needs more than yes or no.if the campground has existing long time locally supported concession i would say yes.If its a question of building new concessions then no.This might be good use of your food truck idea.

I believe the concession stand is a vital part to our community. It provides a social meeting place for residents who live on Texada and it could provide youthful employment for the young adults looking for seasonal work.

The concession stand itself is a major draw for tourism to the area. Texada does not have many food options and getting rid of one would be a huge mistake. I hope you've contacted the local tourism associations for feedback on this as well as texada residents. I do day trips to texada knowing the concession is a destination. So do many others. If the RD does not want to run it themselves then offer a reasonable contract to an operator. Not having it there would not only negatively impact the park itself, but the whole economic value of the island and at arms length, the region.

Why so many operators in the last six years? What obstacles did they face? Any input from them on why they chose not to continue the following year? Extending the deadline?

I have lived over 25 years on Texada. The concession has always been a part of our summer experience. We need this service. You are all smart folks at the regional district. Can't you think of a way to make this work for for a local person who wants to take this on without charging fees and taking away any chance of making a profit? Come on give us your ideas.... You can make this work !

Insufficient information for me to answer questions concerning costs and economic viability of different scenarios. Insufficient background as to why past operators do not

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continue at the end of their contract. The concession is very important to Texada in general, not just campers. It seems to me many possible operators end up not applying because they feel it is not economically viable. Yet they find operations at private locations workable. This indicates to me there is something wrong with the qRD cost structure of this operation. As someone who has training in how to write proper surveys I feel the wording of the survey, plus how notice was posted prior to opening the survey and without indicating a later start date, strongly biases this survey towards an answer supporting a qRD desire to close the concession. Whether concessions should be at other qRD recreation sites is totally unrelated to Shelter Point. Such a question can not be answered without study of those other sites. Putting such an unrelated question in here only distracts from the issue and adds to a bias toward a qRD desire to close the Shelter Point concession.

The concession stand should be there and open all year with less decisions being made ie menu items duration of hours and seasons by qathet more focus on the the operator making some decisions on how to make a profit that is why people want to run a business not for the goodwill

The campground has shown a profit. These funds should cover costs associated with the concession. The campground and concession should not be viewed as independent operations. Increased taxes should not be necessary.

I've lived on the island all my life it's time to close the concession down and turn it into an Airbnb

The park makes money your purposefully separated the park and the concession to project a loss and fit [REDACTED] desire to close it. Stop trying to degrade the services we have that our taxes and the parks profit easily cover.

I have lived here (Texada Island) for 50 years and as far back as I can remember there has always been a concession. KEEP IT OPEN!!!

I 100 percent support the Concession stand to stay open. I have long family history on Texada Island. [REDACTED] so I understand how difficult it is for the operator. Hopefully the qrd can figure out how to keep it operating

Theres no way that shelter point cant make money . This year was a perfect example but it didnt stay open long enough.

The shelter Point Park concession stand is in shelter Point Park and should be subsidized (if necessary) by PARK INCOME. It was gifted to the residents of Texada Island - not to the qRD so you can profit from it. It is also not turn key - a substantial investment is required by the operator.

The shelter point campground land was donated to the residents of texada Island and guests to enjoy ,the regional district makes a healthy profit from the revenue that is

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generated from campers that frequent the grounds. Costs from the maintenance and upkeep of the concession should come from the revenue generated by the campground.

The Concession has provided a valuable service to the entire Island for many years. Not only does it provide one of only a few places for the summer population to gather and eat, it anchors tourism to the area. It should be supported by tax payers if necessary rather than placing a financial burden on the operator. It probably isn't viable in the winter. A food truck would be better than nothing but is inferior and comes with its own issues.

The Shelter Point Concession Stand and its operators are an integral part of the campground and park. It's decommissioning would be a detriment to not only the Texada Island residents but to the camping community as a whole. I am entirely against the Concession being closed.

The Shelter Point Concession is a long-standing benefit to the residents of Texada Island. In the summer time, it is the only location to have a meal on Gillies Bay side of the island. Other than that, it is where kids and parents enjoy a beautiful sunset on Texada with a meal or ice cream. My granddaughter came here from [REDACTED] and the concession wasn't open. Her one request before she went back was to have dinner on the beach at Shelter Point. I believe we should support the concession.

The concession stand has been linked with the campground - which makes no sense. There are many day visitors/Texada residents who could rely on the concession stand for a lovely lunch/dinner. We visited Shelter Point 5 times this summer & had to rely on the local store for provisions or brought our own food from PR. I can remember eating fish & chips watching the sun go down from that spectacular location.

It's such a beautiful, natural park with fabulous picnic amenities. No need for concession stand. Keep it a natural experience in the woods. Who needs access to fast fried food when your camping.

This survey is totally unfair, should be for Texada residents. Powell river district agreed to take over the concession, they should be the ones staffing & organizing the concession. We always go there in the summer, it's been there for years, keep it going. Make it more feasible for all Texada.

It would be very short sighted to make it into a sleeping cabin. We enjoy the chance to visit with friends and family at the concession stand. It should be easier for the operators to use the facilities and provide a much needed food service on the island. Last summer was very sad, to not have a concession stand. Please do everything possible to have someone take up the concession stand. Thank you

Your introduction is one-sided and doesn't include a local perspective. It is a knee-jerk reaction to forgo a cafe or kiosk and convert the concession to a rental cabin so our community loses it forever. I am under the impression that the equipment is not sufficient

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for the type of food the qrd wants served. The qrd needs to lock down water theft that impacts the operator's ability to run the concession through no fault of their own. I guarantee there will be archeological fees there even without a concession. It is disappointing that campers are deemed the only important u\$er\$ of a regional park. The concession attracts event attendees, motorists, hikers, boaters, and residents to the park. I don't want more people cooking outside during the dry months. The concession is one of the things that makes this park special. I would like to see a comparison to how other cities/parks in BC run a successful, attractive concession contract. It looks to me like Covid and the unattractive contract (late starts) led to your drop in revenue. I would like to see the trend further back than 2018.

Since I was a young child this is the first summer without a Concession at Shelter Point. I am 67 and want to share this experience with my grandchildren. Please bring it back. It is also a wonderful spot for locals to get together.

Leave Texada alone! Too much interference from other Regional District Directors. This Island was a better place before the Provincial Government changed everything. We did fine without being governed by a board made up of surrounding area elected officials. Shelter Point Park property was donated to the people of Texas a and not the Region! The large former kitchen hut/shelter for those camping was built by Texada volunteers with materials supplied by local businesses in 1967. Now the campers are banned from using it as park equipment, tables and firewood storage takes precedence, why?

It would be a great loss to the community and vacationers to shut down the concession. I believe it is part of the experience of camping at shelter point park. In my opinion there would be no benefit to closing the concession and turning it into a cabin and I know the texada community would be very unhappy if it closed.

My first and only choice is supporting the concession stand. It is nostalgic and a foundation of the Shelter Point experience (be that as a camper or a daily beach goer). Food trucks in my experience, set their own hours, are unreliable and sporadic. A Food Truck, is an eyesore of the beauty landscape of Shelter Point. My panoramic photos of the area do not include a food truck. Having yet another city goer rental in a PRIME location at the concession at Shelter Point would be a monumental mistake. If I had food service experience, I would take on the concession myself and try to save it.

This survey is ridiculous but I guess necessary Concession stand is a must at shelter point. I've been going to the stand for 25 years and continue to go with my kids. We camp and swim often at the park and it would be nice to enjoy some take out after swimming or while camping. From what I can tell the district is making it really hard to operate the concession. Do better, cheers

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The qrd recieves enough Capitol to keep the concession active. This is an important part of this island during the summer months and I truly feel the qrd should ease some of their restrictions to make it easier for the operationti continue.

The Shelter Point concession provides a special service to Texada visitors and residents. It becomes a valued summer experience - the kind memories are made of for generations. Beach fun followed by ice cream, meeting friends to share an outside meal at a table by the ocean, fish and chips while watching children play, an opportunity for 'first summer jobs' for local youth. There is nowhere else on Texada that provides anything like the same summer pleasure that the Shelter Point concession has done for generations. And nowhere anywhere nearby to get food after 6pm! This facility deserves a permanent summer opportunity to continue.

Being a home owner in the district, we already pay through property taxation. Not interested in paying more taxes. The park collects camping fees which should cover all cost of maintenance to the park and concession stand. Being water line repairs, concession stand yearly maintenance fees. The concession and park have run out of water in the summer so the campers are inconvenienced as well as the concession stand not being able to operate on a consistent schedule due to no water. This causes loss of revenue to the concession stand contractors. Maybe that's the reason no bids were entered for 2023 season.

I believe the concession is a vital part of the Texada experience. Though I don't camp there I have guests and friends that do. When the concession was open, I utilized it several times/week. With GBStore not truly walking distance park users must drive to GBS for food. The number one complaint I heard this past summer was kids and families had no on site eating options. The Garden Centre began selling ice cream, extended their hours and did a reasonable business. If ice cream was again offered at the concession, I believe it could avoid operating at a loss. In my humble opinion the concession is not far below showers as an integral feature of this world class park.

The concession stand at Shelter Point is an integral part of summer life on Texada. Not only supplying campers with daily meals and treats but for the Island community as a gathering spot for social and family interactions, lunches and dinners. qathet Regional District should be more accommodating to anyone who is willing to take on the HUGE job of running the concession stand. I believe the regional district already charges for it's operation and those charges should be decreased . The operators do this in order to make money. I have never seen any one of the former operators get rich from this endeavor.

For too long texada island has been pushed to the side. It's time for the regional district to spend the necessary time and money on their assets.

I would support a food truck only in addition to the concession. Please do not take away our concession!!!

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Give it another try and be flexible. This is an important community gathering are, as well as a popular service for folks camping.

The campground makes a lot of money and can be used to subsidize the concession without raising taxes.

Although I answered yes to further taxation in order to keep the concession here, I actually believe that the camping fees more than cover the cost of the maintenance of having the concession building open and operating. The concession also brings out the locals to enjoy our beautiful park

The concession has been a long time tradition for many who have camped there and love here. We are families that moved here 2 yrs ago and have supported this concession. It is a community hub in the summer. Should never have been so expensive to run that there were no bids to operate it. Subsidy should be part of the contract.

This is not only a boon for tourists, it is an essential amenity for the residents of Texada. This is an issue that affects Texada primarily. The weight of decision should fall towards Texadans' well being. To attempt to make this a regional wide issue makes me think the fix is in. Amenities should not be money makers. You guys have not yet told us whether the concession has lost money...other than the cost of rebuilding after the fire. We've had the concession here for countless years; why is it now a fiscal issue. More evidence of Texada not being important enough for you.

Losing the Shelter Point Concession would be a HUGE loss for our community, as well as all of the visiting campers and tourists. Please don't take it away from us!!! And please find a way to make it easier for someone to operate it. Thank you!!!

I grew up on Texada and the concession stand has always been a part of camping at Shelter point. I sincerely hope it does not close.

This campground needs the concession. There is nothing else nearby. It is a valued meeting place for residents. And come on, we just survived a pandemic and now a recession. Having our own RD threatening the fabric of Texada rather than supporting it is distasteful. Very poor form. The population is growing. Subsidize for 5 years then reassess.

That is a place where family and friends come together to eat and have a visit and enjoy the park. We bring all out of town visitors to the concession to eat and visit and enjoy the park. This year we only went once, no concession, no reason to go. Why do other areas other than Texada involved in this survey. This is a Texada Island issue. Of course outsiders would say no to raising their taxes. They don't live here.

Important for our community. Without the concession stand, we will see a drop in campers which provides a valuable income to the island community.

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Clearly with the challenges the operator's have had to operate and be successful financially the Regional District has to be flexible and creative in rendering contracts to operate. 1st and for most the concession is a vital and integral experience of the Shelter Point experience, it's also a tremendous benefit to Texada Island residents and visitors. Taking into account the challenges an operator would have with staffing, water issues, and a host of other remote operations issues, the offer to operate (a contract) should favor a qualified individual or partnership to benefit the Shelter Point visitors and local Texada Island residents and visitors. Make it worth someone's while to operate this concession. Possibly multi year agreements? If the concession operator is successful, the Regional District, Texada Island, visitor's, camper's all win. I can speak from many years of returning to Shelter Point, the concession was a tremendous benefit and added to our overall great experiences on the Island. In 2021 we purchased land on Texada. We were shocked to hear and see for the summer of 2023 that the concession was closed. So disappointing.

The concession stand is a very important hub and part of daily life on Texada for locals as well as visitors. It needs to be given importance as such and maintained and supported by the regional district. This survey is slanted with its yes/no answers and limited questions. The shelter point concession is vital and must stay and be supported by the qRD In a manner that ensures it's viability and longevity.

The concession is good for tourism and the camping experience, and ice cream and meals. It's also enjoyed by locals who enjoy the park on a daytime basis in summer. There's not enough traffic to keep it open year round.

The concession stand is an important part of Shelter Point summer season!

You need to make a fair bid, like the willingdon hut in powell river, as they have more customers than Texada. Remember Shelter point was donate to Texada by previous owners not to be taken over by Powell River Regional District. For Texada only. Also remember Texada Island is unincorporated. Sure hope if push comes to shove Texada will look after it on their own

I don't think it should cost taxes to have a restaurant. It is ok if there is a return on the investment, but if it cost more than it makes, time to pull the plug.

This park was gifted to the residents of Texada Island by the Johnson and Dolman families. The concession has been a part of the park for over 50 years and should stay to serve and employ people of the qathet district and visitors from around the globe. Shelter Point is our jewel please don't tarnish it by turning the concession into a cabin for rent. I think that's disgraceful and in bad taste.

I think you need to contract this out. Have a person or company and take it over. Paying qRD a rental fee/lease. They can run it May - Oct. I don't feel it needs deep fryers. So much can be done without that. An oven and stove top is all. Maybe they have an option to run it on weekends year round. I do think it should come with a campsite as well. This

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way the person running it can keep an eye on the investment. Whomever bids and runs it next year, should have the right to refuse the next following year. Up to 3 or 4 years max...then it can be open to bids from the public again. Giving the new people a chance to really work out any kinks. As a [REDACTED] employee, I know I have considered this year looking into bidding on a contract for next summer. So I hope you don't decommission the place. I think it would be a great summer job for students as well. There isn't much available on Texada for the teens.

The stand should be a public facility with the operators paid RD employees, not contractors. If possible combine the roles of park operator with the stand. I think "contractor bidding" for both roles is unsupportable and frankly ridiculous

Maybe advertise outside of local area.

A minimum monthly charge could equate to a percentage of profits, as any operator cannot operate at a loss if a private contractor is in place. The location and food plus transportation and staff overhead are all difficult then asking a private contractor to then pay more back into operating costs makes the profit margins pretty slim. Not sure why parks does not operate the stand as a parks asset instead of contracting it out. Just like a concession in an arena for example, this way the costs are offset by taxes and profits go right back into the park and it's operation.

While I do not camp there, I live down the road and frequent the park daily. I would love for there to be a local food option during the summer for locals and visitors to have a snack or meal and enjoy the beautiful views

The stand should either be leased/rented in the summer to cover the costs, or sold altogether to the operator.

100% of camping fees should be used to maintain and improve the park with no speak of profit or proceeds to the district.

This was land was donated to the people of texada it's appalling that you are using it as money grab instead of it being used to help the island with employment and community

The concession at Shelter Point is a gathering place for locals and campers from afar. Seniors gather there for a snack, coffee or ice cream. Ive lived on Texada for 30yrs, my four children live and work here aswell as my grandchildren. We look forward to the summer concession.

Keep the concession for locals, campers and tourists alike.

Such an imbalance between indigenious and Canadian people , I feel we are fighting to get a concession stand yet I'd we were indigenious it would've happened and been supported properly years ago I feel the region favors them and is creating division I feel the region is

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prejudice against locals that are not indigenous Why should we be taxed more for this concession ? Are they ?

How has a preciously viable operation become non-viable? This concession is part or the community. Our facilities are very limited. Add a little extra to camping fees and support the concession.

The campground itself is profitable and could be used to subsidize operations if needed. It's hard to forecast future financial performance given the impact Covid had on operations in 2020-2021. Not having the concession this year was a loss to the entire Island community as well as campers. It should be part of the recreational facilities maintained by the QRD for the Island population without forcing the operator to bear all the risk. I would pay more tax if needed to support this. A food truck while better than nothing is very limited and comes with other issues. Huge 'no' to a camping cottage. Only a very few would get to enjoy this and it would disrupt the flow of the park. The concession is for the enjoyment of all.

The concession at Shelter Point is very important to visitors and local residents as there are few eating establishments on Texas. To not be able to use this facility as a public eatery would seriously down grade the camping experience and lessen the appeal of the park itself.

The SP Concession is more than just a stand that sells food. In the summer, it is a social hub for the island community. A place where locals young and old, family, friends and visitors from near and far gather to connect, share stories, get out of their houses, enjoy the scenery and sunsets. This has been the case for decades, as far back as I can remember back to the early 80's. What I noticed this year was how quiet the park was in the afternoon and evenings, a lack of vibrancy, picnic tables empty, and the absence of locals was obvious. There are very few amenities on Texada and the seasonal concession at SP is welcomed, appreciated, well utilized and represents so much more than just a food stand for campers. When the parking lot is full at the concession, it is the local community accessing and supporting this service. From what I have heard, the individuals that venture to provide this service, do so at a loss due to operating costs, fees, insurance and equipment requirements by the qRD. The question in the survey about whether the qRD should be provided revenue fr the concession is unrealistic as there are no extra funds to provide from what I understand. I definitely do not support turning the concession into a cabin. I use the concession both as a local dining experience as well as when I am camping numerous times throughout the season. It is a valued resource to the community as well as to those camping and is utilized by children to elders and everyone in between. Please find a way to make the concession a viable venture to retain this valuable asset in Shelter Point Park.

The regional district could make \$300 a day renting it out as an Airbnb

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We all want food when we are there, it's already slim pickings to find a place to eat let alone have to drive around when we could just go to the concession. It's so part of the experience when we are visiting and our kids were very sad this year

I live [REDACTED] so I don't camp there but our family utilizes the concession regularly. I think it is a community asset that needs to remain. Why does a relatively new building have so much maintenance? Perhaps it was not soundly built. It is certainly smaller than the previous one? It should be operated and maintained year round.

Shelter point concession brings the community together, as well as tourists. It is a valued asset.

the concession stand is an important social connection point for residents and visitors alike. while costs are important supporting families and individuals in making positive memories is much more valuable. I also think judging its success against the pandemic years is insulting. many businesses have taken time to recover from the pandemic and i think the concession stand deserves more time!! The stand should also be ready for operation on or before April 1 and run through the end of September making the business endeavour more worthwhile to operators.

I stated yes for a food truck but only in harmony WITH the concession. Also no to the monthly fees as would they not already pay rent for the space and bring in their own equipment? The park is much busier and happier when food is available within the park.

The concession needs to stay on Texada and operated locally.

Why ask about other parks having concession stands? There is ONE park in our community & ONE concession stand. How are we supposed to have opinions about imaginary parks elsewhere that may or may not be within areas where there are already other dining options?

So many visitors and locals enjoy the Shelter Point park throughout the year. Summer is the most important season obviously but weekends only in the Spring and Fall could be quite popular. Good trucks are a great alternative if maintenance costs of the concession are prohibitive.

It's a liability to taxpayers close it down

It's a ready to go concession stand and should be used as such

I think it is very nice the way it has been run in the past, but also realize that change may have to be made but not necessarily thousands of dollars

I grew up on Texada and my parents still live there. As a kid I rode my bike to shelter point every single day in the summer and one big reason was to go to the concession for ice cream or lunch. It would be a huge loss for the residents and I think it's loss would result in

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lower camping volumes in the future and a huge uproar from residents who use it often and support the local economy.

We NEED the concession.

The SP Concession is between a rock and a hard place. Although everybody's costs are increasing, the food service industry is in particularly dire straits. When we see the increase in food costs, energy (raw materials) and minimum wages increasing for labour, it is almost impossible to offer quality food at reasonable prices without subsidy. I believe that every campground is enhanced by food services because there is a shortage of restaurants here on Texada. More tourists would use the facilities at Shelter Point if food service was available. I think that you will find from this survey that many locals here on Texada also support the concession stand on a regular basis without using the camping amenities. BTW - your survey does not probe for enough detail to find out all of the details surrounding the use of the concession stand.

Its To The Benefit Of All, To Have A Concession Stand At Shelter Point.

The regional district should build multiple Airbnb little cabins out there you would make a fortune

The land that the concession stand is on was donated to the district for the purpose of providing a camping ground and a concession stand which provided a place for locals to gather and share some food and coffee. The district can use some of the fees from the camping to support this necessary service. The district makes an excess of money every year from the camping fees paid by campers. This is an important community gathering place that we deserve to have continue its operations. The district needs to try to make it work for the good of the community...which is their role, not to make a profit.

The people who bid on the concession should be able to make a profit running the concession. No one ran it this year due to issues with staff and profit. By the time they start making a profit it is time to close for the season. They should open sooner to get the kinks out before the busy tourist season. The concession has been a staple in the community since before I can remember. We should also look into a playground for shelter point.

Please help us save our Concession Stand. Thankyou

Reopen the campsites on Gillies Bay side of the park

I have camped many times at Shelter Point in the past. I do not camp now, as I am aging and I no longer have a camper. I do appreciate the concession stand for an outing to the park.

It is part of the camping experience and with older population, it's nice to have a place with reasonably priced food..to go for dinner.....

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The Concession Stand has been an important part of the attraction of Shelter Point for many years. It has been used by both campers, visitors and residents of the qathet region (Texada Island, Powell River, etc.), and has been widely patronized. Its operation should be managed by the regional district in a manner that permits the concession operators to have some stability in running their business (e.g., multi year contracts, subsidized rent, etc.), and recognizes the special challenges in staffing and procuring supplies that are part of the experience of working in a remote area. Please work with the community to find a way to resolve whatever problems are preventing its operation.

The Shelter Point food service is a beloved part of the summer island experience for visitors and residents alike. We missed it very much this summer, and our guests did too. Clearly the qRD contracts out for many services in support of its mandate. The preamble to this survey mentioned several of these in connection to maintaining the food service building and environs. I see no reason to make a special case for the food service itself. What is the barrier to contracting a food service provider for a set period at a set rate? This entails no subsidy, thus is not "legislatively" prohibited. As with the cited services, it also represents an attractive fixed-revenue, low-risk proposition to bidders for this contract. In simplest form, the profit or loss of this operation would be borne by the qRD. This, I believe, would encourage the qRD to engage with the operation as an interested party that cares about realistic outcomes in the Shelter Point park, rather than downloading all such responsibility and financial risk onto the operator while also downloading conditions which - as we've seen - are simply not attractive to potential operators. The problem, in short, seems to be a matter of who is left holding the bag for a valued service which is probably not going to make anyone rich. The qRD can't have it both ways. We pay taxes. We want the service. Please provide it. If you can break even, so much the better. But that's up to you.

Maybe the profits from the campsites could be diverted to funding the concession. I don't feel the concession should be for profit. It should be a service for campers and for Texada Island residents and tourism.

It's Time for the QRD take some care on the island. New tables grade the paths for cars. Clean up garage on beach and more for kids like a playground.

But out with all your rules and regulations. Let the operator provide food of their choice. Take 10% of their profits to cover operating costs.

It is not unreasonable for those running the concession to expect to make a living wage after expenses. Giving those that run the concession the help and flexibility to serve the residents and visitors should be a priority.

The point is essential to the community if the RD can't maintain it then the RD should consider transferring texada to an adjacent district. The RD has consistently backed

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changes that benefit PR at the cost of our community. Some of which have harmed the community greatly like the changes to ferry service.

The concession stand is a symbol of summer of the island - it's is where we take all our visitors over the summer for great food and swimming. the concession is well-placed and serves locals and visitors alike, it is supporting the use and access of other leisuress resources that bring tourists to the island - it is part of a circular economy that we need. that economy should be supported regionally through subsidy or partial rent relief. In the other districts..and countries even further afield like UK, many local gov support similar projects and concessions that provide a service. It's part of tourism culture and park life. I don't understand how or why anyone could ever think of shutting that down. if anything, you should be making it more accessible and user friendly all round. if not used beyond summer, why not let it be hireable.

Since the qRd gave money to LIFT for hot lunches for a small number people (who do NoT pay taxes) who are already receiving taxpayer money through welfare, safe drug supply, supportive housing etc, then qRd should be able to readjust their spending and remove the \$50,000 from the grant envelope and put into operations envelope to pay for a concession stand that they own and need to hire staff to operator. Make the staff at the concession staff of the qRd. There is not enough money in the operation to allow an independent contractor to run it and the taxpayer of qRd deserve benefits from their tax dollar.

I BELIEVE THE FOOD SERVICE AT SHELTER POINT IS AN IMPORTANT DRAW FOR THE TOURISM ECONOMY HERE ON THE ISLAND AND OUR TAXES HAVE IN PART EARNED THIS PRIVILEGE. THANK YOU.

The concession stand is a vital part of Texada Island, for the locals and the tourists. It has been sorely missed this year

The Shelter Point Park Concession is a very important part of Texada Island living. Not only does it provide good food for people who travel to our island to camp at Shelter Point or who come to the area for the day to picnic, swim, paddle board or kayak, often locals meet and share a tasty meal with friends on a regular basis throughout the season and would also support the opening of the Concession during the off season. The QRD should make no contractual provisions as to the use of the facility or what food is served, except payment of reasonable rent.

This is a Texada institution.

I like the concession being available when I'm camping. My family missed it this year. There are obviously challenges to the seasonal nature of running a concession and the remote location. I am not opposed to tax revenue being used to subsidize this concession so the infrastructure can be provided at minimal cost to the contracted operator.

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I'd support a small increase in camping fees at shelter point park to help subsidize the concession stand, so that the burden of paying for it was mainly on the customers.

Hard times are coming you have to be responsible with taxpayers money

This concession stand has been part of the Shelter point experience for at least the past 45 years and should continue. It brings tourism to the island.

I grew up on Texada and the concession is something that everyone has loved for most of their lives during summer.. to lose another piece of history on Texada would be sad for everyone not just the locals

As someone that grew up with the concession as a kid it was the best part about camping. Being able to get a candy bag with your change or enjoy an ice cream as a treat at the beach or going out for dinner camping or not. If it was turned into a cabin I doubt I'd ever camp there again as it would be ridiculous. There are many free places to go. The concession usually has the best food on the island for the past few years as there is only the hotel for dinners so it's nice to have the concession as a change for most islanders as many don't go off island. Eating at one place all the time for a special occasion or just not feeling like cooking gets pretty boring, especially when the food isn't all that good.

Texada is a small community that requires other businesses like the concession to bring people together, jobs and revenue. It's been a part of shelter point for as long as I can remember, and I was a local for 17 years. I still visit texada several times a year and went camping at shelter and was saddened to see it wasn't open. I also know many people said it wasn't worth running because of high costs. If this gets closed for good, this will affect the community and the people it has brought to texada when camping and exploring.

The SP concession stand was sadly missed this past summer. Even something very simple with one meal option would be better than nothing. A lot of senior and families use this facility and it brings Texada's community together.

Close it

It helps bring people to the park for the view and camping experience, also have some great food. We have always enjoyed the food with a view. Keep it open

With limited food options on Texada and increased visitation in summer month, concession provides a vital service.

The Concession Stand at Shelter Point is part of our culture and it is a great place to eat and bring friends and family together for a very enjoyable time. The Concession is also part of the draw to get campers to come to the park and spend time and money which is great for all businesses on Texada. The idea of turning the Concession into a cabin or any other endeavor is not an option that local people would support. I believe that the Regional

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District should support the local community and the many visitors who use the Concession and our beautiful park. It must be a priority.

Rental cabin is perfect and should build two or three more

The concession should be subsidized by the regional district. They receive funding and amounts should be allowed for this. Maintenance, hydro, running cost from contractor they should not receive more from summer contractor. This property was donated to Texada to keep as a park and there has always been a concession and should remain the same. Just because the regional took this over should not change what was originally done for the park. It is a community place where locals and tourists can come and have the option to spend money on food if they chose. I believe the loss of no concession this past summer was a cause of decreased campers and locals not visiting the park.

This survey is very skewed in that it does not bring up all points that should be considered. Hopefully this is only a very first attempt at trying to come to a solution for the Concession. First off it is my understanding that it is simply NOT 100% 'turnkey' 2nd the taxes in PR and the qrd (in some instances) are in pat or even higher than some other cities where million dollar houses exist hence my resistance to say taxes should increase to support the Concession. I also don't think the qrd should get a cut if whomever is running it has to pay anything to run it - meaning the fact it isn't truly turn key. There is so much more to this than what can be discussed in a survey.

Stop playing politics with the concession. The whole park was donated for Texada Island residents to use and benefit from. The campgrounds make money use that profit to subsidize the concession. Hire locals instead of [REDACTED] to maintain the park.

This concession stand has been part of the experience of both Shelter point campground and texada for so many years... it is an absolute shame that it was not up and running this year.. this really needs to be rectified.

The concession is and has always been a big draw for ppl who are not camping to come enjoy the park. It would be a very sad day to all of us on texada if the qrd decided to decommission it. Between the qrd and the city of Powell river, texada has continually been treated as a burden to those entities that we on texada pay our taxes to. We shop in Powell river and most of our money ends up filtered into this economy and we would like to not be treated as less important or unworthy of the few amenities that we have on the island. Shelter point park is constantly at capacity every year and is the most beautiful park in the entirety of the qrd and the fact that it is always at capacity is proof of its beauty. There is much of the park property that is not being utilized as campground and more camping spots being developed would be a welcomed addition to the park as long as they are built with respect to the beauty already within the park and as few trees would be taken as possible to create the same aesthetic throughout. The potential of the park is great and the concession being there and operational gives a unique experience to campers that keeps

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them coming back every year. Please do not take the concession away from us and all the campers that have thoroughly enjoyed it being part of their Texada camping experience.

The camping grounds at Shelter Point generates income. The concession enhances the camping experience and draws more traffic to the park. Income from the camping fees should be used to help pay the expenses incurred by the operations of the concession stand. The ideal situation would be to have the park be self-sufficient financially. This would help attract and perhaps increase off-island tourism and provide locals with another economic engine to boost the local economy. Hopefully this will make the operation of the concession more lucrative and attractive to an operator to open for a longer season and maybe earn a livable income.

I pay my taxes every year and I work in the place that is Powell River's biggest employer now, without said employer PR would be a ghost town. I am tired of being treated like a burden by those who are paid by my taxes! Any way on to the concession.... figure it out, it needs to stay open as a concession. I believe if you change the way it is contracted out and the duration of opening it should be more viable for all involved. Our taxes pay for the service and it is a big part of the social fabric here during the summer.

Thank you for having this survey

Covid had a big impact so years are not comparative. Staffing was very hard on the operator. It should open for longer and accommodate hunting season. With covered area at front hot coffee, soup it would get locals after camping season is over. Overhead is huge and hard for operator to make money if only open a few months.

It would add greatly to the Shelter Point experience

Keep the concession stand open for camping season.

With all the money received from the campers it should be put towards the concession if it needs to be subsidized.

Some of the questions on this survey should be more than yes/no answers. The money received from the park fees should also go towards the concession stand. The park fees supposedly made an extra \$10,000 last year. What was that money used for? Also, two of those years listed with low fees from the contractor were during COVID years. So comparing what fees were paid the years previously is irrelevant.

The concession stand at Shelter Point is one of my favorite memories and favorite places to bring my son and family too. I lived on Texada from 1984-1998. It cherishes so many childhood memories and even till this day amazing memories as a 43-year-old who now lives in [REDACTED]. I go home to Texada twice a year. I haven't missed a summer since 1999. I would consider it to be a major loss to the island to not have the concession stand. I'm not sure why this is even a question. The camp ground is full all the time especially during the summer. To not be able to take your kids and get chicken strips and ice cream would

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literally be a crime. I can't imagine walking past the concession and not having it open. The Island needs it. It's a necessity.

I think it is fair to charge the concession operators a small rent say \$500 a month. I am totally opposed to the concession site being used as a rental cabin. Over the years, the concession has become a destinations for the residence of Texada Island, a meeting place for friends and neighbors. It is also very nice to take a break from cooking for a night when you are camping. Or buy an ice cream cone for your kids on a hot day. Texada has gotten busier over the past couple years with many new people moving to the island and noticeably more tourism. There is a dearth of places for people to go out for meals on our Island, the loss of the concession stand would make this problem even worse.

If there is an inability to secure bids to operate the facility why do we take it on as a municipality owned business and hire staff to support it. It would provide seasonal employment and potential income to the island's coffers.

Appreciate what is costs to maintain the concession but don't make the taxation or commission so unattractive that no one will run it. This concession is the heartbeat of shelter point and deserves a chance to live.

Airbnb

We recently moved to Texada and were excited to walk to the concession, which we did in 2022. We were saddened not to have the concession open this year. It is a community treasure, especialliven the few choices to get take out food on Texada.

There is already an existing structure built for this purpose which is why I don't necessarily think other campgrounds in the qRD need this amenity (also there are limited food options on Texada compared to the rest of the qRD). This could be advertised as a contract position (with no bid required) and then the contracted persons could pay a minimal monthly fee to the qRD (this would reduce upfront costs).

Maybe the regional district (and the City) lost their way and forgot what the purpose of governance is. Hint: it is not to serve the RD (and the City) or to pay for more employees. Rather it is to serve the people in the community. Calling recovery of maintenance cost is in no way a subsidy. Maintaining an asset does not necessarily require an increase in taxation. I'm getting really fed up with governments that are bloated and all they focus on is cost recovery. I spent some time recently in the States and I was so pleased to stay and camp in municipal and regional parks with so much more infrastructure. Even had discounts for the local residents, which I think is fair. All of this for \$4500 annually. Sad, really. I bet any tax payer could find that \$4500 in useless projects. Here, I'll even give you one. "Let's Talk Trash." What a waste of RD money. I bet most taxpayers don't even know that that is a paid for with taxes.

Keep the consetion

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I go to Texada a few times a summer just day trips as I'm not a camper. Every time I'm there in the summer I eat at the shelter point concession it our families favorite. Would rather eat at the shelter point concession then go to the hotel.

I have been a patron of our beloved concession stand since I was born in 1980...And my parents and grandparents before that. It is a vital part of the Texada community and we ALL want to keep it. You won't find a single island resident that does not support the concession.

The RD collects a lot of money from campers but does not maintain the road or beach access adequately. The boat launch has to be restored by volunteer labour. If the road is not on RD property, then remove the speed bumps and get the campers away from it. Free accommodation or campsite should be provided to the concession or food truck operator. The camping fees are hefty but there is often no water and no concession, consider lowering camping fees. Much of the concession stand business comes from Texadans in the summer, not just from campers. Perhaps the building could be turned into a souvenir shop for local artisans rather than a rental.

Part of the charm of visiting Texada and driving to Shelterpoint was a meal at the concession with a beautiful view♥

Summer Rental

its been a staple of the park as long as i can remember! really missed it this year, with very limited other options in Gilles Bay im sure the locals missed it too!

We need to have this for our community. It's a important part of our Island.

I have spent time at the park every year for 49 years. The concession being open during the summer months is vital for the community. It is a beautiful place to gather and is in part what makes Shelter Point campground one of the best campgrounds in our region. Please do everything you can to keep this open and affordable for someone to operate. Today's cost of food and the difficulties in finding labour is challenging enough for any contractor.

I noticed many improvements and upgrades including maintenance to the concession at Willingdon Beach. I feel that Shelter Point is as important or more due to the fact there are no other restaurants near by. If costs are too high to get the bid, concession operators can't afford to operate and make a profit.

Why not have the regional district run it and subsidize it?

As working in logging on Texada we rely on concession for dinners twice a week min

This has been a staple of Texada since before I was born in the early 80's. this is a gathering for locals and an extra option to eat out during the warmer months.

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Camping cabin requires no major expenses. Great revenue income for park camping improvements. Camping experience does not include take-out

Sometimes a government or society supports things that make the living experience better for its citizens. This is one of those things. Libraries are key / but they cost money. Sewage removal is key / but they cost money. But same ideology can be applied to smaller scale things like a small scale operation of a kiosk concession etc. Good luck with the decision.

I understand that there are fees to maintain the building, but it is an essential part of Shelter Point! So many things have gone away from Shelter Point over the years (the playground, volleyball, giant chess) and this feels like the last remaining "amenity" there. We utilize it a lot when we go over with visitors, for Sandcastle weekend, etc. Would be very sad to see it go.

The concession is a vibrant addition to the island. Unfortunately your last number of operators had water troubles limiting business. Solve that issue and let a food vendor in there. Just not that crazy [REDACTED] person, god help us if that nutbar got it, but someone responsible and reliable. I heard one of the previous operators may apply next year. The concession makes Shelter Point unique and makes it an attraction. More people come to shelter point when its open. Allow vendors to open earlier and stay open later in the season, and to choose thier own hours.

It would be an utter shame to lose our concession to a cabin rental , what an offence to our community. It's a sad state of affairs when we have such an excellent building for restauranteurs and it was left completely empty for the year... these are huge initial expenses for a small business and you need to listen to those that have done it before to improve this experience and make it more accessible and manageable for the next folks. Sayayin needs more support not less.

I have a vision of an addition of a wheelchair accessible camping bachelor sized cabin, as a joint venture, for funds used in keeping cabin a dual purpose establishment. Possible funds from disability grants to run it with special Olympics or brain injury society clients ??

A food truck as a last resort, the concession is preferable. Where does the money collected from the camp site go? Wouldn't that pay for the costs? Be real, a concession stand is necessary for the island tourists as well as the residents.

Keep it simple- keep the costs affordable, so whoever runs it makes some money

The concession stand at shelter point park holds a lot of memories and is a very fun and unique asset to have on texada esspeshially when camping as there are few food options in Gillies Bay. :)

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For all the wasted taxation we have at every level of government I feel the Shelter Point Concession Stand should be funded for the people.

Incredible to try and increase taxes right now on a stand that hasn't been used to its potential for years. Everyone is living tight to their wallets right now maximum costs for ridership of ferries, fuels and food are at an all time high; this has driven people to forego the concession stands and pack their own more costly effective lunch. Don't take this as some squabbling resident that is living on nothing my house hold income is over 200,000 and I am feeling this market and how costly everything is; I couldn't imagine the majority of the population in living paycheck to paycheck in Powell and Texada ever coming up with the means to afford a tax increase to keep a dead stand open; let alone get a chance to "treat" themselves the luxury of usually over priced vendor food you could simply and quite effectively make yourself...especially the rise of people that have learned to be reclusive self sufficient humans during Covid with lockdowns it has brought out a lot more inspired people to learn how to cook and prep food for themselves versus leaning on the food industry to be there for them. I for one will continue to enjoy the campsite as its not the concession stand that brings people to the park it's the park and ocean that bring people there...turn it into a storage room you can keep toys and things in for kids to use and return ie frisbees or sandcastle buckets and what not based on honour system for people to leave for others to enjoy or if it becomes an issue with people using it to drop off old garbage toys just straight up take it down or auction it off as a cabin and buyer must relocate the building themselves (nickel bros movers or other similar movers that are fully insured and can cover these types of moves)

The concession is a vital part of the park. We need to do everything we can to keep it!

Leave as food concession. Open from May to Thanksgiving. Encourage special events with kids face painting, games, etc. Locals love the concession Encourage a variety of menu options. The RD should fund maintenance the way a landlord of residential property does.

Staff it internally and draw profits

Don't get rid of the concession so you [REDACTED]

Our family was very disappointed to find it not in use this year . Its what that building was built for and the community and tourism loves it .

The concession stand is not viable then it should be considered a convenience store for campers

This concession has been here since I was a young child, I have lived in PR for 43 years and Texada for three! This is part of the island experience ♥

I would like to see the Shelter Point Concession in operation as it has been done for so many years.

WHAT WE HEARD REPORT - Shelter Point Park Concession Stand

Some of the questions are problematic, such as should other parks have concession stands? I would have no opinion, but one was required here. Also, would any increase in taxation to keep the concession operating be imposed on Texadans only or on residents of the whole regional district? The distinction is essential to understanding the question. Most campers are non-Texadans and include many out-of-province visitors. Would Texadans then be subsidizing mainly off-islanders via such a tax increase? (The same thought occurs regarding proposals to put Texadan residents on the tax hook for a million-dollar upgrade to the airport tarmac when the airport is used largely by off-island private plane owners, corporate people and visitors.) Clarity is called for before meaningful answers can emerge for survey questions.

Find a way to keep the concession open. Many folks meet here in the summer, it is part of the social aspect of the community. Shelter Point park is special, a gathering place, a feasting site and has been so for millenia. Keep it that way please.

I realize this is a tough decision. Thank you.

I believe that if the QRD amended the lease agreement and lowered the the monthly lease cost, the concession stand would continue to operate. Some money is better than no money! It's gives someone the opportunity for self employment and (more importantly) services the campers. I spoke with a few people that have been coming to Shelter Point for more than 30 years and say that they are saddened that the concession stand is not open. Turning it into a rental cabin is literally one of the most ridiculous things ever! It needs to function as a food service provider that benefits the public AND the leasee . Give someone an opportunity to make a living by lowering your rental costs by a substantial percentage. That way , you would have someone running the concession stand for more than one season. You've made it financially impossible for anyone to turn a profit. The community needs the concession stand up and running as a food provider and NOT a rental cabin.

Stop proclaiming you offer a "turn key business opportunity" when your clearly don't. Start providing actual support/assistance to whomever is brave enough to step up and take over. We all know how every summer things break in that kitchen and then you, the "landlords", refuse to fix it. Please have more consideration for your community.

I am born and raised in powell river. I now live in Calgary. My home is the coast. My favorite place on this planet is shelter point. Generations of family camped there over the decades. The concession is apart of shelter point. My family still camps there and us with them when we visit [REDACTED] Please dont turn the concession into a cabin.
[REDACTED]

My family has been going to the concession stand for over 50 years.I would like my kids and grandchildren to have the same opportunity.

Manage it and staff it in house providing some summer work for Texada students.

WHAT WE HEARD REPORT - Shelter Point Park Concession Stand

There needs to continued subsidy for the lease operator of Shelter point concession until there is a liquor license there which isn't going to happen. The small profit margin on food sales make sustainability very difficult for the operator therefor there will a ongoing vacancy issue for that place until there is adequate subsidy from other facets.

This concession has been a favorite of locals and tourists for years. Please make it more affordable for an operator to run. Nobody can afford the costs of the concession without substantial help from the district!

If the stand... is paying maintenance fees... they should not be required to pay a portion of their intake of sales.. it should be one or the other.. the camping season is year round.. tho think the stand over the winter could not afford to stay open in winter...months.. as the population drops and outings drop... maybe close up after Thanksgiving.. re the weather turns and open May again weather and visitors.. to the island.. Its been a great place for walks and grabbing an ice cream.. or fish n chips... for residents... and for the campers... a fun place to hang out in the park...

I think we need to identify the problem as to why there is reluctance to operate this concession stand. I have heard from previous operators that it's close to impossible to make it financially viable. The concession is vital for campers, and a real bonus for day visitors, but it has to be reliable. Many times I've gone there to find it closed usually due to staff shortage. We must find a way to keep it open, even if only for the summer.

Texada Island is very limited with Restaurants. The Shelter Point concession has been an awesome landmark for years now. It is much needed if we want to see the park and tourism succeed. Texada needs more to keep the economy going. I hope The concession can continue. Texada needs to move forward, not go backwards.

If there are interested parties to work with them on maybe offering them the option to running a year round business versus summer only. Also have the option for multi-year contract rather than having to bid every single year.

The concession stand has been greatly missed and is an enjoyable part of the Shelter Point camping experience. The concession is frequented by campers and locals alike. Our family has been camping at Shelter Point since 1975 and have always taken full advantage of the concession since the year it opened. We have even went over just for the day to enjoy the beauty of Shelter Point and take in a meal from the concession. Please bring the concession back!

The concession stand is a huge part of the Shelter Point Park experience. When we camp or picnic there we always have enjoyed lunch or dinners there and always a ice cream cone to top it off.

The concession may not have run this year, but it's a vital part of the experience at the park. Extended operating time makes the contract a tiny bit juicier.

WHAT WE HEARD REPORT - Shelter Point Park Concession Stand

Dining out opportunities are limited on Texada. The concession opening could easily be extended to non-freezing months, and make it more likely to be a living wage for the person taking up the contract.

This concession stand isn't just for campers. As we residents don't have many restaurants it is used a lot by us during the summer. It was missed this past summer.

Summer months only hard to turn a profit. All year operation ok assuming local patronage is evident however this could be hard to maintain.

This is one of the few places available to get food service on the island. It's an important part of Shelter Point Park and I believe it's very important to see it continue operations!

This survey is very slanted. Many of the questions don't lend themselves to yes/no answers. Believe the Regional District has mismanaged the facility. Bureaucrats trying to run a business is not a good fit.

The concession is and has been a big part of Shelter Point. Many tourists depend on it for food if they can't get to Texada until later in the day. Most times there is no other option for food for them. I.e: stores and restaurants closed. [REDACTED] I still supported the concession. We need to have it and the operator should have the option of stay open until at least Thanksgiving

I really enjoy the experience of going to the concession stand when I am at Shelter Point park

When you go camping you bring your food and supplies with you. As for the food truck, if it is a totally independent enterprise then yes have it but my taxes are increasing at a very high percentage year by year and enough is enough. The qRD needs to curb its spending starting now.

Let someone come in and run it with zero rent. Everything costs so much as it is. It's such an amazing fun experience for campers and operators. It needs to stay.

Airbnb is perfect

It's great for those that live on Texada and really great for those who visit the island. Whoever runs the concession should have open mi nights to draw people, music shows, dancing, lots of entertainment plus BBQ nights or days. Should involve different groups, like the artists, dancers, bands, give people a spot to go. Bingo nights etc.

Shelter Point campground is a unique campground in its beauty and the amenities that it offers. The concession stand is an integral part of the campground, it is a meeting place and a place to gather. Sometimes restaurants and stores are closed and there are very limited places to get food when on the island. I believe Shelter Point campground and all of its amenities need to remain in place, even if they cost tax payers money.

WHAT WE HEARD REPORT - Shelter Point Park Concession Stand

I feel the Qathet Regional District is approaching this the wrong way. Make it a triple net lease and do not put demands on menu and hours. The people that would run would have greater autonomy and would be responsible for upkeep, taxes and licenses.

let the private sector provide food services, via a mobile food provider (truck or trailer). Government should not be in a business , private citizens can provide. In addition. Campers need to bring their own food when camping, government funded food service should not be tax payer funded.

I think Shelter Point Park makes a lot of money and not much gets put back in. I think the consession stand needs to stay. The RD should only get a percentage if they're not collecting other money from the consession. What has the RD done at shelter point? No much. I actually find the RD to be very greedy and it needs to stop. I would think woth a busy camp ground, everyyear we should have money invested back in to the parks that make money. I haven't noticed much over the past 30 years.

Wish it would self-sustain, but there's simply no way a private business should be subsidized by tax dollars. If an operator comes though who can pay their way, great! If not - a food truck is a decent alternative and the building would make for an excellent accessible-type cabin.

Shelter Point is Texadas hub in the summer.. its where everyone goes. If you take the stand away, or make it hard for anyone to run it, take away Willingdon beaches stand too.

Shelter Point Park Concession should be ran by the regional board and should be able to produce a profit. Maintenance ought to be covered by the district.

The concession could possibly be leased from QRD. Allowing more autonomy by operators.

Why don't you offer it to the school cooking class. It's time for some money to be spent on texada Island. As you guys do nothing to help in making the park look good. Old tables,beach logs need cleaned up and in the camp sites.

I have been visiting Texada Island for more than 20 years. Now live here. First heard of concession stand when this survey was advertised. Perhaps better advertising of stand in tourist accommodations and on ferries would increase sales.

If you're worried about finances at the Shelter Point Concession Stand, why would you consider building a Camping Cabin? Actually, what do mean by a Camping Cabin, this should have been clearer for us to understand, it should have been described to what is meant by a Camping Cabin on this survey.

It could be more of a profit making concession. Less fast food and garbage. More homemade items. Most campsites don't need them but this one is a fixture and has become unique

WHAT WE HEARD REPORT - Shelter Point Park Concession Stand

There are few good providers on Texada Island. The concession needs to continue.

Tax payers are on the hook for many unreasonable and extraordinary expenditures in this region. It's time to start cutting those that are not fiscally responsible.

Converting to a cabin is the best option. Close this concession as it is not the best use of tax dollars and should not be subsidized.

As long as there is some food option at shelter point, I'm agreeable to closing the concession. Any food provider should be able to make a profit there during the summer months if run well and shouldn't require subsidy.

We often go to the concession when it has been open. We went several times a week in the summer. It is a great place to eat, take in the scenery and visit with others. It needs to be kept as a seasonal concession.

Don't be in such a hurry to decommission. Residents of the Island enjoy it very much. Perhaps more than campers do. Leave it there.

I think it's a really necessary part of the park. Kids want ice cream and as an adult I like to go and have a nice takeout meal there but can't afford \$40.00 Fish n Chips. If the prices were better, I think more locals would use it as well as campers. It seems a waste of equipment to shut it down. Maybe make it a seasonal employment opportunity managed by the District where the operator is an employee of the District, not an independent contractor. Make it an actual job instead.

Should you decide to turn the concession into a cabin . Please consider putting in electrical outlets for food trucks at this location. Ideally we would have 1-2 available through the summer months .

The stand is the hub for all people living and visiting Texada. That's where you find the people to visit and catch up on any time of day or eve. That's where we watch the sun set every eve and enjoy it with friends. Ridiculous to even entertain the idea of shutting it down. I hope common sense prevails!

Any concession operator should be able to make a wage or profit from his or her endeavour... costs for labour and supplies are considerable... support is needed. Keep the menu simple, be open and reliable for posted hours and count on coffee and ice cream sales. It's a grind of a job and suits a couple willing to work it for the season.

I think that Shelter Point should have either a concession or food truck available throughout the camping season (Spring - Fall). Since the concession and food truck would have difficulty and additional cost to getting their supplies, I think some assistance should be given to make running it appealing to a potential vendor. If it was a concession, I would expect some compensation for upkeep and use of equipment, no need for food trucks unless they are using campground resources.

WHAT WE HEARD REPORT - Shelter Point Park Concession Stand

The park is obviously very popular as it was full to capacity several times over the summer so firstly, the concession needs to show profitability and second, a minor raise in camp fees could easily offset maintenance costs such as an increase of \$5 per site. There has been a major increase in population on the island in the past couple of years so I believe patience is in order to source a new concession operator.

I believe the Shelter Point Park concession stand provides a vital service to the area

There are plenty of capable and willing entrepreneurs on Texada to run the concession but single year bids means a lot of upfront investment and risk for a very short season. This is an industry plagued with staffing issues. Adding a second year extension option could be a great incentive. I also believe having a good truck area in the parking lot at the same time could be great, for hot dog carts or ice cream trucks or whatever. Thanks

Campgrounds should be for camping, too many have changed into paved/graveled parking lots for RV's with cabins and concessions. Keep camping simple

Make it affordable for next person to operate the concession. Way to expensive to even think of putting a bid on. Make it so it is open year round so the cooks and contract bidder can actually make some money.

Can the building be rented for a fee? For private events?

Please keep our concession

The concession stand has long been a part of summer on Texada Island. Now it is the only place on the Gillies Bay side of the island where one can go for a coffee and food (other than extremely limited food at the store, and no seating. Please try to keep it running.

Taxes should cover the cost of upkeep not partial proceeds of sales

It has always been part of the experience of Shelter Point and it would be a shame to see it go. My husband and I and our kids have so enjoyed Shelter Point for 40 years!

Beautiful spot to enjoy a concession meal or treat other than camp cooking. Also a good meeting place.

It is a comity hub for the region. Please continue to support it

Summer Rental is a great plan go for it

It would be a real shame to turn the concession in to a cabin. Why aren't the locals on texada wanting to run it? I think the RD should not charge the operators to run the stand, that probably deters the locals from running it

The only reason I personally have not used the Shelter Point concession is dietary restrictions.

WHAT WE HEARD REPORT - Shelter Point Park Concession Stand

Keep the concession stand open!

Can the QRD access tourism grants? or maybe work with a community partner? it would have been useful to know how much funds the camping portion of the site brings in. Is the site not bringing in enough via camp fees to support itself?

This questionnaire is biased. The qathet Regional District obviously want to keep the concession closed with no regards for the people who live here. Instead they've decided (ascertained by the last questions) they already want to convert the concession building into a sleeping cabin. In short the regional district wants money, not provide service.

The concession at shelter point is an important place especially in the summer not just for campers but local residence who want to go to the beach and have a meal. The process should be made easier and cheaper for people to run.

Please keep it going!

As long as my tax dollars are spent supporting a business I do not need, I will not support keeping it open. A concession is not required for a camping experience. A reno to make it a cabin would generate more income, in fact more people would visit if there were cabin rentals at all campgrounds. That is the #1 google search for this area - cabin rentals.

With the many campers and their families camping, food (ice cream etc.) is part of the whole experience.

I feel this survey is seriously skewed and bias.

We need the concession as many people rely on this as food sources and the real camping experience. We have travellers from around the globe that eat there

Keep it the same as it is now,

The Shelter Point Concession Stand provides an important gathering place for campers and community members each summer. Enjoying a meal with an ocean side view helps individuals and groups partake in the natural beauty of the area. This especially means a lot to Texada residents because there are no other ocean side dining options. Let's all enjoy being in nature with family and friends.

Keep it open for the least cost to taxpayers but will allow a reasonable return for the operators.

My husband's family has owned property on Texada for over 100 years. The shelter point park concession has become an integral part of their, and the Island's, community gathering experience since it's inception. Not only is it important to campers to have the option to get concession food, making the campsites desireable, but it is important for both the Gillies Bay and VanAnda communities to have food availability when visiting and using the park. QRD should subsidize the concession from campground fees, taxation and

WHAT WE HEARD REPORT - Shelter Point Park Concession Stand

other funds the regional district receives for the park. The QRD should either run the concession themselves, or rent the building to the vendors at a reasonable fee so they can make a profit (previous vendors have stated they could no longer make a profit with all the additional requirements and fees imposed by the QRD, which is why there was no one choosing to run the stand this past summer). Shelter Point Park Concession is an integral part of the Texada Island Community and is sorely needed.

the concession stand is part of the experience, and the current experience is good.

On Texada we have barely any food service places to eat at. Shelter point is a very important central place for residents and visitors alike, and it is the only true community center near the beach. Food and eating are a big part of community. We had the BEST food bid the year from last and wow, it was so good for the community to connect with each other. Yes there are costs, but this is such an important thing to have here. Literally there are no other restaurants in Gillies Bay.

The concession at S.P. has a huge value to residents and visitors alike. We've owned our place on Texada for 23 years and the concession has been the gathering point for our friends and neighbours every summer. When the only restaurant in Gillies Bay closed a few years back the concession became even more important. If you sought input from the people who have successfully operated the concession (for example [REDACTED]) you would be able to plan the operation properly (ie necessary inspections done early in the spring so the opening won't need to be delayed, secure water source, not expecting the operator to fill the propane tank at the end of the season forcing them to close earlier than planned etc.) If the district fills the propane tank the operator can pay for their usage. I would expect the district to be in favour of strong communities. The concession is a mayor player in creating opportunity for the community to gather and build relationships.

Do what it takes to keep it open.

I live on Shelter Point Road, on Texada, just up from the campground. Please keep the concession stand a concession stand and let it be open longer throughout the year. thank you.

The concession stand at Shelter Point is integral to the park and Texada and therefore should stay. Not sure how you advertised the concession opportunity, but advertising should be broadened to get more interest!

Please don't take our ice cream and fries away!

When we stayed at shelter point campsite (Oct 2022) the concession was closed. The campground managers did a poor job of cleaning up trash and we're not in the least bit helpful.

WHAT WE HEARD REPORT - Shelter Point Park Concession Stand

Good options are so limited on Texada, we would not camp there without a concession stand. We did not camp this past summer for that reason.

Please keep the concession stand if at all possible!!! Please not a glamming cabin. Thanks for the opportunity to provide input.

You could increase camping fees to subsidize the concession. If people want cheaper camping they can go to Haywire. It also seems the lower group site is empty a lot. Maybe making the camping fee cheaper for that site will increase its use and therefore bring more customers to the concession.

I have never heard of this concession. Some marketing maybe. Bring non campers to the campground with activities to promote the stand and the campground as well Powell River

Changing it into an accessible cabin

It is a "nice to have" but a really appreciated one. It would be great if the concession was open from May/June to end of Sept for those of us who camp/travel when school is in session.

The concession has been a staple for the summer on Texada. It's all we have. I have lived here for 80 years, so I have seen Texada with no concession. It is the highlight of the summer.

Wonderful area to visit and get your fish and chips, etc. We islanders and visitors need the Shelter Point concession to continue their great appeal for Texada Island!

Only park with concession in City is at Willingdon Beach which is leased to business to operate. Encourage food trucks. More feasible for business and RD can charge fee to operate in park to offset maintenance costs.

to further clarify some of my answers. Other select QRD campgrounds should have concessions. Texada is unique in that it is the concession is the only prepared food source in Gillies Bay. A large number of residents use the concession throughout the summer which other QRD campground concessions would not have. I would only support a food truck if it was stationed full time at Shelter point during the camping season. I do not support a minimum monthly cost charged to the concession operator. This is part of campground and camping fees should also be used to cover maintenance costs. I support that QRD receive some proceeds from the concession but only after the operator has recovered costs. The Contract should ensure a minimum rate of return for the operator before the QRD receives any proceeds. This would ensure other people to bid for the contract. The concession is and has been an integral part of the community for the 23 years I have lived here.

We love having the concession available when we camp. It is great to have an alternative to cooking

WHAT WE HEARD REPORT - Shelter Point Park Concession Stand

I suggest a \$5/night camping fee increase at the campground, with the money raised going to the concession operators. This would be a good way for Texada visitors like me to contribute to Texada. We've been at the concession many times and chatted with locals coming by for a meal.

Mismanagement is the issue here, not the operators. Also, the locals, don't have the finances to eat out. long term far-sighted, decisions need to be made. Decisions that are current with the times we live in. WE ARE LOSING SO MANY GOOD COMMUNITY BUILDING THINGS. THE RICH GET RICHER, THE AVERAGE PERSON IS LOSING. THE WAY WE DEALT WITH COVID HAS DESTROYED MANY OF OUR BUSINESSES AND LIVELIHOODS. WE NEED THAT CONCESSION. IT HELPS BUILD US UP. THE PARK NEEDS TO BE MORE AFFORDABLE FOR THOSE ON LIMITED INCOME. WE ALSO NEED HOUSING, EVEN MORE THAN A CONCESSION.

The concession stand has stood as a part of the community for years. It would be tragic to see it let go. Exploring other options such as running the business to break even and employing people who live on the island to run it should be a top priority

There has been funding specific to Texada Island interests that has been redirected into the general budget, that should return for use by Texada interests.

Lack of food services on Texada it is important that the concession be available. A recent closure of the flower and the bee leaves very few options for food service. QRD should consider operating this service as part of the park instead of contracting it out.

Stop using my tax dollars to subsidize failing Texada businesses

Any charges to the Concession operator from QRD should be minimal, to allow the operator to make a reasonable profit.

It is not just convenient and nice, but necessary to have food options available.

Many residents like to meet at the concession, it is a popular gathering place. Add on an area for indoor seating and keep the concession open all year. Really missed it this summer.

Try a food truck for a year or two. Do NOT create bureaucratic obstacles to continuation of the operation of a food facility at shelter point park. \$2500 for a archaeological study for a water line at Shelter Point Park is a ridiculous waste of money.

The Shelter Point concession stand has been a hub of island and off-islander activity during the summer since I was a child. I believe it is absolutely necessary to the continued economic growth of the Island as a tourist destination that the concession be open to provide food to patrons, at least during the summer months.

I have camped at Shelter Point for many years and have always enjoyed the concession stand. Loved not having to cook one or two nights and when my kids were young, they

WHAT WE HEARD REPORT - Shelter Point Park Concession Stand

loved to go for a special treat. I really really hope they can keep it open for future use. It adds to the whole Texada camping experience. I hope they can find someone to run it, and they can make a living at it. If (a big IF) there is no possible way to make that a reality, I mean, you really have to try, then, at the very least turn it into a camping cabin. I don't think the camping sites need to make a "profit" just pay for the upkeep and maintenance.

We missed the concession this summer. It is part of the camping trip, especially for the kids. I agree that some of the operation fees should be passed to the operators, but most of it should be covered by taxes as it is a part of the regional park

Make it public or make it private. If the community wants to subsidize it then let them. Business is hard and the invisible rulers of qathet need to lower taxes for business and homeowners. For real give your heads a shake what are you people even doing?

Rental cabin would do well out at The Point and I would spend money food truck

Increase camping fees to recover the cost of the concession as part of the Shelter Point experience.

We need a concession and it is very well loved here. The people who operate it work very hard and fully support them keeping the profit made from their services.

The stand brings in people, some camping and a lot not campers, but using the concession stand. People who use it, love to down for something.

The Concession is a part of Texada Island's leisure culture and just as important to our community as are concessions in Powell River, Sechelt or Vancouver for that matter. It is not superfluous or frivolous but an essential part of our community life.

There are few options for places to eat out on Texada Island. Tourism will be effected if there is no more concession and that will cause issues for the whole Island. It's a very important thing for Texada

I feel that this survey was set up to fail. We should have been able to respond to each individual question and we couldn't. From talking to previous operators of the concession stand, most of their sales came from the local community, not campers. Also equipment failures and a few years, no water. We Texadians want the concession to continue.

Its unfortunate no one bid this past year, but things happen, its been a rough couple of years. Its not a reason to give up on it for good. If the bidding process and costs involved was more transparent you might get more bids!

The concession may not be directly economical viable but by keeping it open and operating will have other non direct economic advantages, more campers come to the area and enhanced camping experience which causes return customers and longer stays. I would be willing to pay a slight increase in my camping fee to assist the expense of operating the

WHAT WE HEARD REPORT - Shelter Point Park Concession Stand

concession. This is a valuable service and experience that when lost will be difficult to replace in the future.

The concession is a very important asset to shelter point. The reason few bids are received is that due to costs and a short season the concession is not a profitable venture for bidders. Who would want to go to all that work for little profit or a loss.

I've been going to Shelter point for over 40 years. I have brought my 3 children there and now they are bringing their kids to shelter point

A mobile food truck would not be an adequate replacement especially if the qRD will not be supplying the food truck. There would be not enough guarantee that somebody would bring their own food truck each season. We already have the infrastructure for the concession, it's not that other qRD campgrounds don't deserve a concession, but Shelter Point has always had one and has a new building already built for this purpose. The concession provides jobs and food services for the residents of Texada. Perhaps if the bid accepted is small enough you could require a small monthly payment from operators. This would be easier financially for the operators as the upfront cost would be less (they also have many other upfront costs when starting up to consider) and then once they have created some revenue it would be easier to afford a small monthly payment while in operation. The concession is an enormous part of the community and it should be prioritized as such.

to be honest "Do you think that the qRD should receive some proceeds from the Shelter Point Park Concession Stand sales?" is quite outrageous to add. They have had 4 owners in the last 6 years, and is struggling as it is. Why would you even think that would end up working out..?

The Shelter Point concession stand is important to campers but also the entire community. It's a place to meet and gather for a meal, especially for those who can't afford other restaurant options. Future operators will only take on the task if they can make a profit to justify their hard work. A mobile food truck would be better than nothing but it would be sad to lose our beautifully rebuilt and situated concession building to another use.

If I lived on Texada, of course I would utilize the concession stand more, however as it is, we camp at Shelter Point Campground at least twice per year for the last six years, and frequent the concession stand everyday that we are there. We missed it this year....no where to grab a quick lunch after hiking, no ice cream on a hot day, after swimming etc. We have no kids, but would likely utilize it far more if that were the case. If it is no longer financially feasible, it is understandable why you are looking at shutting it down. But it will definitely be missed as part of the Shelter Point camping experience.

The shelter point concession stand continuation is an essential park service

WHAT WE HEARD REPORT - Shelter Point Park Concession Stand

The concession stand is an amenity on Texada, used by campers and Texadans. It's operating cost should be included with the park as a whole.

This is a really important destination for not only the campers, but Texadians get on the island. It's a meeting place for us and a much needed place to eat. I would have bid myself if it could stay open, as long as the operator wishes (throughout the year for takeout even)

Could you consider leasing the unit to a texada non-profit. So locals could sell food at the venue? Like how the farmers market sells food at the paradise valley exhibition park.

Do the right thing.

My extended family has lived on Texada for well over 90 years. Personally, I'm in my 50's, the Shelter Point Concession has been a meeting point for multiple generations to share food, family, laughter and love. To lose this institution would be a cruel blow to not only the campers who use the park, but for the whole community. We seem to be losing so many of the things that connect us to the past, please don't allow yet another one to disappear that has served us so well over the decades. Thank-you for your time and understanding. [REDACTED]

The Shelter Point Concession is part of the history of the area as well as providing local jobs.

I have so many memories of the Shelter point concession stand. This has been where my family likes to get together to connect and enjoy spending time with each other. A core memory for me as a child is helping with setting up our campsite and riding our bikes up to the concession stand to reward ourselves with an icecream during the summer. I would be really sad to see it go.

Shelter Point Park was donated by the residents of Texada to Texada Island for the use of the Texada Community. If it operates at a loss that should be subsidized so the community residents of Texada have a place to go for a meal or ice cream from May to October and hang out with their neighbours and friends. It is part of the fabric of Texada. It was donated by the residents who lived here for community functions and use, not for residences to be rented out for profit. The expenses you listed are not accurate and the waterline break was an issue for the whole park not just the concession. Our community needs the concession to be the concession. The regional district is not looking after the community of Texada if you take our concession away from us. The park is already becoming more for tourists than the local residents.

The concession has been part of the island since childhood It just isn't right to turn it into a rental unit It has been part of the joy of summer forever we have so little here it would be darn right nasty to take it away from our island

WHAT WE HEARD REPORT - Shelter Point Park Concession Stand

Do not take it away as our island has enjoyed the concession for years. Campers enjoy it too!!!!!!

The concession business at Shelter Point is far more than just a food service. Since the 1960's it's been a community focal point and meeting place. The tangible value to the community is much more than "bricks & mortar", dollars & cents. Shelter Point and "the Park" is more than a campground for the qathet District Community. "The Park" is a year-round social anchor and symbol of goodwill. My wife and I go to "the Park" several times a week throughout the year. In the summer we visit more often... We go there to swim, visit with friends, and the concession is part of our social life.

This questionnaire is heavily slanted toward getting rid of the concession, as if qRD has already made a decision to eliminate it. I would recommend you go back to the drawing board and compose something that is not so biased. The statement regarding water line repair and archaeological fees forming part of the argument for for eliminating the concession stand is out of order. You may have to repair the water line or replace the septic system for the washrooms one day, or should we also eliminate that part of the Shelter Point facilities because of archeology fees? This statement and the and the context in which it is written suggests that qRD views the existence of First Nations history at Shelter Point as an inconvenience and a liability. Summer evenings at Shelter Point have, for many years, been a public gathering place. You could go there for dinner or dessert, meet your neighbors or chat with visitors to the island. With the concession not operating, the summer of 2023, the public area near the concession and longhouse was dead. My wife and I took our picnic dinner there multiple times but very rarely did we find any of the picnic tables occupied. Simply stated Texada Island residents ceased to use the park as they had done previously. Shouldn't qRD be doing things and enacting policy that encourages use of parks? Closing the concession will do the opposite. The proposal to convert the concession into a rental cabin is preposterous. This offers no benefit to the residents of Texada Island. It is interesting to note that, with the non-opening of the Shelter Point concession, local business "took up the slack". A garden center was incredibly successful selling ice cream (and now pizza) and a food trailer has opened up in Gillies Bay. In short, the market is there. I would suggest that public funds would be better spent if qRD was to investigate why nobody applied to operate the concession in 2023 and further, what could be done by qRD to make it more attractive .

The Shelter Point Concession has been a part of my life since the 1960's, when my parents took me there. Now I take my five grandchildren. Four generations of our family have loved to gather at Shelter Point and enjoy the food offered by the concession stand. It is a vital part of the community and employs many people, including students and young people, offering them a chance for work experience and making money towards their education. This summer was like a hole in the heart of Shelter Point and we sorely missed the gathering of family & friends sharing food together. PLEASE, keep the concession stand open!

WHAT WE HEARD REPORT - Shelter Point Park Concession Stand

████████████████████ it is hard work, but it is a business that requires the "concessionaire" to be committed to work 7 days a week if necessary. Where else can you walk into a business that is loaded with everything - pots, bowls, etc. and not be required to pay rent - Nowhere - Nor should anyone expect a free ride.

I realize this isn't binding but I found it difficult to answer many questions because I don't really have enough information. For instance, if it were to be subsidized, how much would/could the subsidy be?

We pay enough extra taxes already for rainy day funds for what QRD owns over here already. (ex clinic, old school, vananda dock, GBay hall). If you need to raise taxes to keep it then let it go.

If it costs us residents money (taxes) to keep it then change it to a rental.

Would love to disability campsite or cabin here. Never at the expense of the concession stand. Open it all year, let someone try to make a business out of it all year.. their way success or failure. No dictating what can be served there. And let someone run long enough to recoup their start up costs.

Rental sounds perfect

Indigenous museum, teachings, learning and similar

Keep it open. We don't have many places for campers , tourists, islanders to eat let alone while camping.

Keep it open!!! We need this on our island!!!

Many services provided by the District are "subsidized" it's called taxation. The Shelter Point Concession is an integral part of the park experience. Your current model does not work and your rationale that you laid out at the beginning of this survey does not respect the role of public services. You are not a private business that needs a return-on-investment. You are a public service that needs to meet the diverse needs of the District.

The concession at Shelter Point is a focal point for residents of Texada as well as campers at the park. It needs to be preserved as a service for campers and residents. More support needs to be given to those willing to step up and run the concession.

Do you need to keep the shelter point concession! Lots of local people use that concession stand! It's good for hamburgers fish and chips a meeting with friends at shelter point. Looking at the view looking at the skies, that's a very important place!

Why would you want to take away one of the most loved experiences in Summer for the people of Texada and our wonderful visitors! "Going to the Point for supper/ice cream/beverage etc" has been something we love to do in the Summer! I personally was

WHAT WE HEARD REPORT - Shelter Point Park Concession Stand

born & raised here (I'm in my late 70's) and there has always been a concession there, PLEASE DON'T REMOVE IT!

A few years back it was a privilege to operate the concession. Several contenders bid for the opportunity. The successful bidder managed to actually MAKE MONEY. Times have changed, however, people, students included, have no interest in working. Food prices have increased dramatically. I think a food truck might be the solution IF anyone is brave enough and financially secure to give it a try.

The regional district receives plenty of funds thru campers. The concession is supported mostly by locals. When replacing the concession building you did not listen to advice from operators who have run the concession stand on what would make the building operation better. You are also not interested on how many campers use the park, just the funds you receive. Texada residents have limited places to go and meet and enjoy a meal. Previous years you have not allowed other business to operate in the park and now you want to operate a rental that is going to cost for cleaning etc. We use to have a lovely covered area for gatherings and rainy days for campers to enjoy a fire and tables under cover which has become a storage area. I really think we have to fight to regain our park back. Other regional parks have more options for eating so that question re concessions stands in other areas is very different for each location. As for is I use the campsite we are in our 80's but our grandchildren camp and we join them around the campfire when they do. Some of your yes and no questions are bit very straight forward. A lot of expenses you put forward are because you are sending people over from powell river to do jobs that people on the island could be doing with out the expense of travel time, coffee breaks, lunch breaks.

Texada Island is a Very isolated community. Because the entire Sunshine Coast boasts tourism, would it not seem logical to help along such an important feature? Shelter Point is an unique gem and we know it. Current economic times should not dictate this important long standing feature!

We like to visit Shelter point with the gran kids a cpl times a season and its nice to not have to pack a lunch

The concession stand is an added attraction when we bring out of town guests for a day trip to Texada Island. It is almost a tradition in our family to include lunch at Shelter Point concession on any day trips to Texada during the camping season. I believe it is a tourist attraction for the Island.

You shouldn't have used only yes and no responses. It could be useful to also offer 'no opinion'. I really shouldn't have an opinion about this.

The space is nice. Why not create a cozy place that serves coffee and homemade snacks? Build a nice patio and serve kombucha and noodle soup! Change up the menu depending on the weather. No fried food! Thanks

WHAT WE HEARD REPORT - Shelter Point Park Concession Stand

I believe 1st choice of operators should be ones who live on the Island.

Your preamble is "loaded" to get a negative answer. Shelter Point Park is a gem among all parks. The concession only enhances that gem. It also serves as a social meeting point for Texadans. Texada is already suffering enough downturns. Will you choose to add to it?

Seems you hope this survey will feed your wishes not the needs of our island community.

The deep fryers could be replaced by air fryers and microwave oven thus reducing the insurance cost on the fryers & propane tank. This is a community gathering place for Texada and not just a campground for people from away. - 2 senior taxpayers.

Keep concession open! All year!

The concession stand is supported by lots of locals on Texada. Many people use the walking trails - every day. - All year. -

Needs more cafe!

It's a critical need for GB area. No place for food for campers & residents. Key Social Location.

The concession is an adjunct to local tourism. I believe that fewer people would use the camp ground were the concession to be decommissioned.

We really missed the concession this summer.

Ice cream and fish/chips are part of the camping experience. Maybe the reg-dist. should pay the person to operate the concession.

The operator doesn't make enough money to pay maintenance. Keep the concession open, please.

The term "Turn-Key Concession Business" is an oversimplification. The small essentials provided by the lessee are substantial and the costs of competent staffing have risen drastically in recent years. This park draws large numbers of visiting campers as well as local residents and the concession is an essential component that benefits the R.D.

How about a low fee to rent the concession at the beginning of the season and a percentage of the final profits at the end? Say 5-10%? Lets people with little \$ but lots of initiative try their hand.

I'm saying no to converting the concession stand. But I understand that if no one takes the contract for a concession, converting it may have to happen. We really like having dinner there every Sunday with our group. 8 of us.

For campers pay \$25.00 for seniors and half the time no water the concession can't operate

WHAT WE HEARD REPORT - Shelter Point Park Concession Stand

1. The concession is well used when there is water in the system. 2. Nice to go on a Sunday for food. 3. Lower the rent.

With short summers & events like forest fires it is very difficult for an operator to make a profit in 1 year. Longer contracts should be offered.

In questions. If the operator (bidder) must supply equipment that cannot be stored there, that presents a huge problem, large capital outlay that could be amortised over more years if the term of contract were lengthened? Consulting prior operators to understand the obstacles to bidding & running may make it more economically feasible for both parties.

Other: Interpretation centre jointly run by qRD Staff with First Nation Staff to educate public environmental & land stewardship forward movements. Could be funded by Fed/Prov/qRD/First Nations Tla'amin. Or maybe Tla'amin Nation wants to run the concession with their foods.

The concession stand is a vital part of the community & the camping experience.