

July 16, 2022

**RE: APC Recommendations for Housing and Short-Term Rentals on Hornby Island**

Name: Morgan Janice (Jan) Radford, OWNER

Address: [REDACTED] Hornby Island, BC

**Our Family's Story:**

My partner and I bought the above property in September 2005, after camping with our children for 8+ years at Bradsdadsland. Our circumstances were such that a small inheritance in 2004 let us finally buy our "dream home" on Hornby Island. The house required extensive renovations, however, to really make it habitable for a family (due to years of water leakage and subsequent, mold growth) so we hired local cleaners and tradespeople and they went to work. Many of these same people still do our regular household maintenance and repairs today. Also, the local resident we hired as our gardener in 2006, still gardens for us in 2022.

Over the last 17 years, we have enjoyed our Hornby house mostly as a summer and/or school holiday vacation spot for our 4 children and ourselves. However, we hated seeing the house sit empty for months on end so we have periodically responded to 'special requests' from island friends to provide short term housing for teachers (Mondays-Thursdays), women & children fleeing violence, and a few families in such precarious housing situations that they needed a place to stay "just for awhile". How could we say no to these requests? It was an inconvenience to us, but having a safe place to stay meant everything to the Hornby people that we were able to help out in this way.

We started doing short term summer rentals with Wind & Waves Property Management in 2010 as we needed the income. The costs of raising 4 children in Vancouver were increasing and it was getting harder to manage the Hornby property taxes, house insurance, utilities, gardening, maintenance & repairs on the same salaries. We have just started to do our 2022 summer rentals with the new owners of Wind & Waves Property Management and at present, our home is booked for 4 weeks this summer. It is important to mention that we usually have the same summer renters year after year, so they are well schooled in Hornby Island water conservation, recycling practices and fire prevention. In addition, we have a 10,000 gallon cement cistern for rainwater collection on our property and it has always provided an adequate supply of water for our summer renters, our family holidays and our neighbour next door who does not have her own water supply. I have just recently purchased and installed a rather expensive water metering system so that the water utilization by our summer renters can be closely monitored by Wind & Waves.

### My Thoughts about the APC Proposed Recommendations:

This proposal is based on numerous assumptions, and anecdotal evidence from other communities, rather than scientific research, facts and best practices. I have worked in the field of supported housing and health care for 40 + years so I am sympathetic, and concerned about the lack of affordable (and available) housing on Hornby Island. However, I do not see anything in this report's recommendations that will improve this situation. In the case of my family, if STVR are no longer allowed on Hornby (or require a TUP for \$250) , we will simply not rent out our house. It will not be available for long term tenants as implied in this document. There is simply no appeal for us to do so, as our family would lose the option of freely visiting Hornby at Christmas, Spring Break and during the summer months as we do now.

Secondly, although I applaud the authors for utilizing a climate change lens to develop their recommendations, this single lens is inadequate to address the complex issue of housing on Hornby Island. Certainly an economic lens bears some relevance too? Viewing tourism as only a source of concern, with completely disregard for its important contribution to the island economy is, in my opinion, extremely short sighted. Tourists who stay in STVRs obviously spend money at local businesses, purchase items from local artists and STVR's provide employment for many island residents (as cleaners, garbage/recycling pickup, property managers etc). Unemployed, or under employed, residents can't pay rent or buy property and houses.

Thirdly, the proliferation of short term rentals on Hornby (as described on page 3 of the report), appears to consist of no more than 10% to 12% of the total housing stock on the island. Hardly a "proliferation" in my mind! The formation of the Hornby Island Short Term Rental Association (HISTRA) a couple of years ago has been an essential step forward in voluntary regulation of short term rentals on the island. The hard work of the HISTRA board to set standards based on best practices should be encouraged and celebrated. The HISTRA website is amazing and contains a wealth of valuable information for me and other owners of STVR. The recommendation that Islands Trust take on registration and permitting of STVR on Hornby Island seems absurd to me.

Fourthly, it is well known that Hornby (and the other Gulf Islands) has a water shortage problem and conservation of water by everyone is critical. This problem could be improved significantly by having owners add large rainwater collection systems to their properties. Many of us do this already but there is a definite need for more people to add this capacity. There is no shortage of rain on the island and storing water for later use is an easy solution.

Finally, I think the issues of housing and short term vacation rentals on Hornby Island need further discussion and more input from a wider group of stakeholders. If these recommendations are implemented as drafted, I believe a troubled future lies ahead for the island we all know and love.

