

## Heather Kauer

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**Subject:**

FW: APC recommendations for Housing and Short-Term Rentals

Begin forwarded message:

**From:** David Wardle <[REDACTED]>

**Subject:** Re: APC recommendations for Housing and Short-Term Rentals

**Date:** August 18, 2022 at 10:33:51 AM PDT

**To:** "[GScott@islandstrust.bc.ca](mailto:GScott@islandstrust.bc.ca)" <[GScott@IslandsTrust.BC.ca](mailto:GScott@IslandsTrust.BC.ca)>, "[AAllen@islandstrust.bc.ca](mailto:AAllen@islandstrust.bc.ca)" <[AAllen@IslandsTrust.BC.ca](mailto:AAllen@IslandsTrust.BC.ca)>, "[SFast@islandstrust.bc.ca](mailto:SFast@islandstrust.bc.ca)" <[SFast@IslandsTrust.BC.ca](mailto:SFast@IslandsTrust.BC.ca)>

**Cc:** [hornbyshortterm@gmail.com](mailto:hornbyshortterm@gmail.com)

To Whom it May Concern;

I have been following the issue of short term rentals on Hornby Island with interest, and have been appalled at the short-sightedness and lack of understanding of consequence that is being demonstrated in the discussion of banning str on Hornby. I am a former home owner on Hornby (never rented ours out) who has been holidaying there off and on for years. We have good friends that still own 2nd homes on Hornby, and if not for the fact that I was diagnosed with a serious cancer in 2018, we would still be spending several months a year there, as it is, we sadly no longer get there even once a year. As a realtor who spent 2 decades (2003-2021) in real estate in Cowichan and Victoria, as well as assisting in realtor education at a provincial level, I have first hand experience with the effect this sort of legislation has on communities and individuals.

In my experience, this action will not add to local long term rental housing availability or change the house market in any positive way; the only thing that will do that is to increase new supply at a significant level, which most residents of Hornby are opposed to doing (understandably). However, with the continuous population increase both on Hornby and provincially, there is a need for new construction. If one is going to restrict supply in a market with a large demand by not allowing more building, the only result will be an increase in the cost of home ownership for those entering the market - this is basic supply vs demand. Banning STR will not result in many homes entering the long term rental market. The owners of these homes will do different things depending on their financial situation with regard to the home; primarily they will either keep it vacant and use it as they wish, or they will sell it outright to another owner who will do the same. A few may do long term leases to local clients, but as we have seen in Victoria and Vancouver, this is not a common outcome at all; the financial burden to an owner to do that is such that it is not, in many cases, worthwhile, especially when comparing the revenues that short term vs long term generate. In BC, being a landlord is becoming a far less desirable thing these days, as prices are dropping and the government continues to introduce legislation favouring tenants. In the view of many landlords, renting in many cases just isn't worth it anymore. This is showing up in the availability of rental units province wide, of which there are fewer each year. As was seen in Victoria with the vacant property tax, this is a shortsighted idea that will not work in the real world. It is merely a punitive movement by a shortsighted group towards a visible and politically easy target.

Additionally, the island will lose a major source of income and work over the rental season - a high percentage of local seasonal employment is tied to the str, as well a large portion of the seasonal economic product. The loss of this revenue would be devastating to the island's economy. Please consider the vulnerability of those who make their income working in this area, after all, these are the people the legislation is trying to assist. Please also remember that when a landlord is going to go from a week rental that is a larger figure than they could get for a month as a long term rental(with more expenses), most are going to review their business plan and will at that point invest differently. Just because legislation removes a business method doesn't mean the

subject property will become a long term rental. In fact, that is an unlikely result in most cases with most owners.

Just as a point of clarification, I have no special interests in real estate anymore, and certainly my connection to Hornby is, sadly, not as active as it used to be, we go and visit friends there much more often than we ever would rent in a str, which we have done a couple times in the past. In a good year we might get up once, unfortunately. Therefore, I have no motivation in this situation other than to hope that a decision is not made that will be harmful to the economic and lifestyle future of those who chose to call Hornby home. Hornby is a very special place, with serious issues that need addressing to ensure the future will provide the kind of wonderful lifestyle that has existed there in the past. This sort of legislation, while being politically popular with many, will only make the long term situation for housing worse.

sincerely  
David Wardle

***David Wardle, M.Ed.***