

Sonja Zupanec

From: patriciaann maloney <pattheplanner54@gmail.com>
Sent: Monday, October 10, 2022 10:48 AM
To: Angela Hudson (personal)
Cc: Alex Allen; Grant Scott; Sue Ellen Fast; Daniel Siegel; Sharon Horsburgh; Sonja Zupanec
Subject: Re: Consultation Meeting feedback

Angela, thank you for your very comprehensive response. You have raised many good issues here and I have included Sonja Zupanec on this reply. We understand that each topic is extremely important and the LCT may decide to conduct the next round of engagement differently. This is not, nor will it be, your only opportunity to comment. There will be, at a minimum, one more round of engagement, as well as LTC meetings, and future community information meetings and public hearings. I will include your comments in the documents for us to consider in our (the consultants) review and preparation of recommendations.

pat

On Sat, Oct 8, 2022 at 11:40 AM Angela Hudson (personal) [REDACTED] wrote:

Dear Ms. Maloney,

I attended the meeting on Thursday night. I have concerns regarding the entire process of how the OCP is being reviewed. I am assuming that your services are under a contract with IT based on an inadequate IT OCP review budget which is why we have the situation we do with this process.

I appreciate the Zoom format of the meeting, however in person meetings are also necessary in order to hear from all those who are not able to Zoom or who do not feel comfortable with that format. I do not want to lose the option of a Zoom format (and I am glad that the trustee suggested this) in favor of just an in person meeting. Both options should be offered and they should be offered more than once. The time frame for public notice of this meeting was also very short and seemed rushed.

This entire process needs to slow down, have an adequate financial IT budget allocated, and ensure that the process for review is thoughtful, inclusive and communicated to all the community members in advance of the process. Why is there such a rush to draft new bylaws?

To be honest, each of the four topics we discussed deserves its own community meeting. These are huge topics and can not be covered in the less than 30 min allocated to each at one meeting. I also appreciate that you have documents from the APC, many letters, emails and input from the current trustees etc. to refer to, but it is very worrisome that the community at large feels left out with only this one meeting.

There also seemed to be misinformation out there as some of the people in the chat felt that the consultation meeting on Thursday was to go over the APC recommendations specifically. I recognize that you have been hired by IT to do this work and that your scope for consultation meetings is determined by IT and not by you specifically. It must be recognized that IT needs to allocate more financial resources to this process before further steps are taken to draft changes to the current OCP/bylaws or my fear is the divide in the community is only going to get worse instead of bringing us all together which is what we all want. I do believe that for the community to share their concerns and ideas we do need an independent consultant to moderate the meetings and collate the results, but that costs IT money and that needs to be solved for 2023 and 2024.

Although I am one of the owners of WInd and Waves, a STR property management company on Hornby, changes in bylaws that affect our STR owners is not my only concern. In fact, all the sections of the OPC that are being considered for changes are equally concerning, specifically those related to:

- First Nations Reconciliation (my two oldest adult children are first nations and I am very concerned that it is necessary to respect the First Nations and ask for their input before any changes to the OPC are drafted not afterward)
- Affordable housing (I was a member of the Board of Director for BC Non Profit Housing Association for six years and worked in the sector as an Executive Director of affordable housing for 23 years on Vancouver Island. We all know this is a complex topic but there are some very viable options for Hornby that would work and I have seen them work in other parts of BC and the islands including certain changes in bylaws etc. but it needs much more conversation and input before draft changes are put on paper). I fully support the need to have more affordable housing on the island and it is possible.
- Riparian zones (the environment, specifically to protect and preserve is what should drive all those on Hornby to better our island for future generations rather than isolating certain types of properties when it comes to environmental concerns)

All of these issues are equally important to the community and they inter-relate to each other. We must provide time and an IT budget to ensure that everyone feels heard, or alternatively wait to do the OPC review until we can do it properly and not rush it and divide relationships and Hornby further. The actual cost of doing a proper OCP review with adequate community consultation requires much more than the amount allocated by IT this year.

Finally on a personal note, we live in Sandpiper at the bottom of the hill and we tested both our ditches. The results are that they are very high in fecal e coli. A quick walk around our neighbourhood indicates many, many illegal secondary suites/trailers/garages etc. without proper sewer disposal or in some cases no bathrooms/legal outhouses. We have seen more coming in within the last two week and it is very concerning. The effluent is going into our ditches and flowing downhill to the drinking water of those at the bottom of the hill. Many on Hornby have surface wells which makes this even more of a crisis. We do not have a surface well and we test our well water but others do not test their water.

Applying a standard of having appropriate septic and water solutions to less than 10% of the homes on the island is not enough. A simple investigation would show that the majority of STR homes are already compliant with health regulations. I support ALL homes on hornby including those with secondary accommodation having adequate septic and water requirements. Otherwise the changes to the OCP have nothing to do with promoting the preserve and protect mandate of the island but rather reacting and listening to a small minority of the community. We all need to participate in the preserve and protect mandate and be part of the solution.

Owners who are providing long term housing options that do not have proper septic and water or for that matter heat, insulation or cooking facilities are adding to both the problem of damaging the island environment and perpetuating the idea that it is acceptable on Hornby for a person to live in substandard accommodation and the owner collect rent for it (even if it is "affordable"). This is not acceptable in any part of BC. These landlords own their homes and even if they are on a fixed income they have equity in their homes to invest in providing adequate housing if it was a legal option for them. The residential tenancy act requires that a landlord provide housing that is inhabitable and at a certain standard for a reason (see below).

Landlord and tenant obligations to repair and maintain

32 (1)A landlord must provide and maintain residential property in a state of decoration and repair that

- (a)complies with the health, safety and housing standards required by law, and
- (b)having regard to the age, character and location of the rental unit, makes it suitable for occupation by a tenant.

I apologize this email is long, but I fear it is the only opportunity to have further input into this process before the changes to the OCP are drafted.

Sincerely,

Angela Hudson

Part Time resident of Hornby Island and co-owner of property in Sandpiper (Full time resident as of May 2023 - husband is a full time resident)

Co-owner of Wind and Waves Holiday Homes

Treasurer of HISTRA

Former Board Member of Hornby Island Housing Society

Participator in the Hornby Housing Network

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Patricia A. Maloney, BAA(Upln), RPP, FCIP

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I acknowledge that I have the honour of living and working in the traditional and unceded territory of the Snuneymuxw First Nation.