

From: HISTRA Association <hornbysshortterm@gmail.com>

Sent: Thursday, March 2, 2023 8:46 AM

To: Alex Allen <aallen@islandstrust.bc.ca>; Grant Scott <gscott@islandstrust.bc.ca>; Timothy Peterson <tpeterson@islandstrust.bc.ca>; pattheplanner54@gmail.com; Sonja Zupanec <szupanec@islandstrust.bc.ca>; Sharon Horsburgh <sharon@bayshoreplanning.com>; office@hirra.ca; Wendy Burton [REDACTED]; info@hornbywater.or; hornbyislandhousing@gmail.com; karen@hiceec.org

Cc: Ray Therrien [REDACTED]; Angela Hudson [REDACTED]; Michael Williams [REDACTED]; Patrick Lui [REDACTED]; Karen Ross [REDACTED]; Karen Young [REDACTED]; Arifin Graham [REDACTED]; Michelle Metzelaar-Easterly [REDACTED]; Donna Tuele [REDACTED]; Eulala Personal [REDACTED]

Subject: HISTRA Response to the February 27th LTC Community Meeting

At their February 21st Public meeting the APC stated that the Recommendations developed were not trying to end or limit STVRs, but rather were trying to find solutions for long term housing. They understood that the two had to be linked. After Monday's meeting we all now know that is not the case.

HISTRA recognizes that if the APCs purpose had been clear to us, we would have supported their intention last March.

The core of our message, from the beginning, is that the 2 decade challenge with housing on Hornby requires our whole community's attention, effort and focus. To that end we submit the attached letter.

We urge that, along with water sustainably, housing should be the core of the LTCs work for not just this 4 year term but until both are demonstrably resolved.

Sincerely,

The HISTRA Board, representing our 100+ Hornby Island Community Members

Ray Therrien, President, Patrick Lui, Michael Williams, Angela Hudson, Karen Ross, Arifin Graham, Michelle Easterly, Karen Young, Donna Tuele, Eulala Mills



Hornby Island Short Term Rental Association

Email: hornbyshortterm@gmail.com

March 2, 2023

To:

Timothy Peterson, Chair Hornby Island LTC

Alex Allen, Hornby Island Trustee

Grant Scott, Hornby Island Trustee

CC:

Patricia Maloney, Consultant

Sharon Horsburgh, Consultant

Sonja Zupenec, Islands Trust

Wendy Burton, APC Chair

HIRRA

HICCEC

Hornby Island Housing

Hornby Island Water Stewardship

HISTRA and our members, strongly support the need to address affordable/accessible housing and water sustainability on Hornby. This has been the focus of our efforts in the last year, to ask our LTC to put your energy, time and money into solving these problems. We believe that the Hornby Island LTC would receive broad community support in making these two issues the central focus of their work for the next 4 years.

The stories and experiences of our community are important. For those who shared publicly on February 27th, the underlying issues expressed were primarily one of three real and difficult concerns:

1. access to long term housing and frustration that it is difficult to find and to keep;
2. significant concerns about the pressure on our ground water wells and
3. homes that host too many visitors and disrupt their neighbourhoods.

Some very important facts were confirmed at the Community Public Meeting February 27, 2023:

1. The Consultants were clear the Additional Dwelling Units can be added, via bylaw change, to any zones **as long term rentals only** without any changes to the STVR rules. Members of the APC, participating as individuals at the February 27th community



Hornby Island Short Term Rental Association

Email: hornbyshortterm@gmail.com

meeting, stated that this was not the information they were given during their work in creating the recommendations.

- Hornby Island and the LTC can meet the APCs intentions in its recommendations, to help create long term housing that cannot become STVRs, and address the real need of long term housing without any changes to the STVR bylaws.
2. Changing the OCP to remove STVRs as a legal use will not impact the existing STVRs if they have rented recently, continue to rent consistently and are in bylaw compliance.
 - They will all be grandfathered as a legal non-conforming use per the laws of BC: http://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/r15001_14#division_d0e50260
 - That use stays with the property if it is sold.
 3. The community was clear that more and better bylaw enforcement is essential to address the small number of STVR owners who are not yet compliant with the bylaws, HISTRA agrees this is important.
 - Since HISTRA was established in 2019, the number of bylaw complaints has declined substantially. While there are 11 open complaints we have been told by the bylaw officer that most, if not all, have been open for 3 years or more.
 - HISTRA now represents between 2/3 and 3/4 of the STVRs on Hornby. We actively promote the requirements for bylaw compliance and best practices in environmental protection, water conservation and considerate management. We are committed to expanding our support to help STVRs on Hornby to operate in a manner that respects their neighbors and meets our islands needs
 4. While we agree that the poll taken at the meeting was both a moment in time and not statistically valid, it does, on its face, support the results from the 2017 Islands Trust survey that showed that 3 in 5 Hornby residents supported STVRs as a legal property use, following the stated regulations and in the stated zones. There will always be members of our community who do not support STVRs, but consistently we have seen that most do.
 5. The APC at its February 21st public meeting stated that they are not trying to end or limit STVRs, they are trying to find solutions for long term housing.

HISTRA recognizes that if the APCs intentions had been made clear to us, we would have supported their intention last March. This has been our central message from the beginning – the 2 decade challenge with housing on Hornby requires our whole community's attention, effort and focus. The proposed changes to the STVR bylaws and the OCP cannot accomplish either goal. We urge that along with water sustainably, housing should be the core of the LTCs work for not just this 4 year term but until both are demonstrably resolved.



Hornby Island Short Term Rental Association

Email: hornbyshortterm@gmail.com

We stand by the data we collected and provided in September of 2022, that demonstrate changes to our STVR bylaws cannot resolve the affordable housing crisis on Hornby. We want to reiterate:

1. Each of the current Hornby Trustees, and the APC in its recommendations document, have made it clear they don't believe changing the STVR rules will improve housing accessibility or affordability on Hornby.
2. Most owners on Hornby are not investors but community members who live on the Island year round and/or part time and therefore do not have a long term rentals to offer in place of an STVR. This has been established through two separate surveys over the past few years.
3. Hornby is unique amongst the gulf islands in allowing STVRs as a legal property use in the property zoning. This was a Hornby made solution to enable and support a long standing Hornby tradition. It has allowed many of our legacy community members to keep their family homes and remain deeply rooted on Hornby.
4. Our data demonstrate that STVRs are not growing out of control, if fact, right now, there is a demonstrable decline in visitors planning to stay in STVRs in 2023
5. The Temporary Use Permit is time consuming for both the applicant and the LTC.
 - TUP decisions must be made based on clear, measurable and fair criterion, applied openly and evenly.
 - Without these attributes in the process the LTC leaves itself open to legal challenges on any decision.
6. We do not have large number of investors in our STVR owners (under 10% of the current STVR owners say they are investors vs. almost 50% in the Vancouver condo market). STVR Owners are largely long term community members who use the income to allow them to remain on Hornby. We need to protect this for the future community members who will need it to remain on Hornby.
7. 45% of STVR properties have some form of rainwater collection as a water source.

We believe that the statement made at the LTC meeting in September, that as a community we need to start with the things we agree on, must guide our actions and behaviours.

With that in mind we offer some other ideas that could have broad community support to enable the creation of affordable housing and greater water security:

1. Any new/changes to commercial developments must provide some staff accommodation as a condition of application.
2. Encourage/streamline rezoning for existing commercial properties to build staff accommodation.



Hornby Island Short Term Rental Association

Email: hornbyshortterm@gmail.com

3. Proactively zone sites to allow affordable housing (crown land or specified large lots where the neighbors agree to the change).
4. Fast track any proposal (non-profit, government, private, etc.) for developments that propose affordable housing.
5. Lobby government to provide funds for affordable housing.
6. If the changes to add Additional Dwelling units cannot be limited to long term rentals, use a modified Temporary Use Permit (TUP) like process to support the creation of long term rental housing.
 - For owners who wish to put secondary units on their property, including appropriate water and septic systems, with a requirement that the unit can only be used for residential long term rentals.
7. Island Trust should lobby for themselves or through their associated Regional Districts, to be allowed to issue business licenses. STVRs could then be licensed creating both an inventory and the potential for local revenue to support community needs
8. All dwellings on Hornby, new or established, should have appropriate water and septic systems, including STVRs, but not only STVRs.
9. Require all new builds to have rainwater harvesting systems, at least as well augmentation.
10. The LTC actively assist and support in the transition to rainwater harvesting for water systems. The HIRRA funds for this transition could be promoted more broadly to help make this happen.
11. Set a target for 50% (or more) of all Hornby residences to have at least rainwater augmentation of groundwater wells by 2030. Develop programs to support this transition.
12. Non-food garden water systems should transition away from ground water wells to rainwater harvest or grey water reclamation systems by 2035.

We call on the consultants and the LTC put their limited resources into recommendations, actions and policies that the community can come together to support and that can help to solve housing and water security for our beloved home.

Sincerely the HISTRA Board, representing our 100+ Hornby Island Community members

Ray Therrien, President, Patrick Lui, Michael Williams, Angela Hudson, Karen Ross, Arifin Graham, Michelle Easterly, Karen Young, Donna Tuele, Eulala Mills