

----- Forwarded message -----

From: April Lewis <[REDACTED]>>  
Date: Sat, Mar 4, 2023 at 12:15 PM  
Subject: Bylaw changes - addition to my letter  
To: Grant Scott <[gscott@islandstrust.bc.ca](mailto:gscott@islandstrust.bc.ca)<<mailto:gscott@islandstrust.bc.ca>>>, Alex Allen  
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Cc: Wendy Burton <[REDACTED]>>

Hi Alex and Grant. I want to add the following two points to my letter about the bylaw changes regarding STVR's. Please forward this email to Tim and Sonja. Thank you. April

1. There seems to be disagreement in the community about whether or not STVR's affect housing. I believe that it is affected by STVR's, not only as indicated in my previous letter, by the reduction of available rental housing and/or more affordable ownership stock, but also by the fact that we cannot consider increasing density to address the housing shortage until STVR's are better regulated, zoned and capped. If we increase density without addressing the potential proliferation of new STVR's, there is nothing to stop a newly permitted second dwelling being used as an STVR and not a year round rental.
2. There also seems to be a profound lack of information about how many STVR's there really are. There are currently 62 being advertised on the hornby.com<<http://hornby.com>> web page. I have been told that many have stopped advertising on that site since there has been such a focus on STVR's, but I do not know how many that is. I would think that HICEEC would have that information and may be willing to give that to Islands Trust.

HISTRA has reported that they have 100+ members and that they represent between 2/3 and 3/4 of the STVR's on the island. I have not been able to find out how many STVR's their 100+ members represent (I am thinking that there may be some STVR's operated by a couple and maybe both are members of HISTRA), so I am basing my calculations on 100 STVR's under HISTRA's umbrella. If I have done the math properly, this translates into a total of STVR's between 134 and 150 on the island. Given that, according to Stats Can, there are 1117 private dwellings on the island (654 occupied year round), that means that at least 12 or 13% of our housing stock is being used for short term rentals. I am thinking that this is a high percentage for such a small community, another reason to cap the number of new ones that will be permitted. Again, HISTRA may be willing to let Islands Trust know how many STVR's they represent.

If by chance, Islands Trust does know or finds out how many STVR's HISTRA represents, I would appreciate it if you could let me know. The Hornby Housing Network is working on a community profile and database and it would be important to include this information in our project. Thanks again to you both. April