

From: Sonja Zupanec
Sent: Tuesday, November 14, 2023 11:01 AM
To: webposting
Cc: Ian Cox
Subject: FW: Request for a Meeting to Discuss some Proactive Ideas

[For posting to OCP project page please.](#)

Sonja Zupanec, RPP, MCIP

Island Planner, Northern Office, Islands Trust
T 250.247.2211

From: HISTRA Association <hornbysshortterm@gmail.com>
Sent: Friday, November 10, 2023 6:44 PM
To: Grant Scott <gscott@islandstrust.bc.ca>; Alex Allen <aallen@islandstrust.bc.ca>
Cc: Sonja Zupanec <szupanec@islandstrust.bc.ca>; Angela Hudson <[REDACTED]>; Arifin Graham <[REDACTED]>; Donna Tuele <[REDACTED]>; Ray Therrien <[REDACTED]>; Karen Young <[REDACTED]>; Karen <[REDACTED]>; Patrick Lui <[REDACTED]>; Michael Williams <[REDACTED]>; Michelle Metzelaar-Easterly <[REDACTED]>; Eulala Mills <[REDACTED]>

Subject: Request for a Meeting to Discuss some Proactive Ideas

Hi Grant and Alex.

We know that you both are trying to balance the interests of many and, in removing the option for new STVRs to be approved through a Temporary Use Permit (TUP) in September, you believed all of the currently operating, bylaw compliant STVRs would continue to support the residents, artists, businesses and overall economic stability of our community.

As you know, the Hornby Island Short Term Rental Association has been working hard to support all of the STVRs on the island to meet the requirements of our current bylaws. Among other standards, we have developed the Septic Certification Certificate, with an ROWP. This allows those in the IA areas to now meet that requirement.

We are confident in your statements, to us and many residents, that your intention in changing the OCP/LUBs in regards to short term rentals is not to close them but, primarily, to support the creation of affordable housing. That was also clearly stated by the APC in their report and meetings.

We fully support a focus on creating enough affordable housing for our community members. We all know that the STVRs on Hornby are almost all homes that will not be added to long term or affordable housing. They will not be rented long term as their owners use them throughout the year.

We now know that there is regular and annual funding that will directly support affordable worker housing on Hornby, funding from the STVR guests. Information about the funds from the Municipal and Regional District Tax (MRDT, the 3% tax charged on

the STVR and commercial accommodation provider properties fees, paid by visitors) shows that the currently operating STVRs, are expected to contribute at least \$50,000 each year to the work of creating, expanding and maintaining affordable worker housing on Hornby.

This is predictable, annual revenue that our local housing programs can count on to do their work. It will also grow in three ways:

- First, all properties, current and any new ones allowed by a cap, will have to register to pay the MRDT, or risk becoming illegal.
- Second, we can, if the community agrees, direct even more of the MRDT funds to affordable worker housing, eventually reaching 100% of the tax, as Cortez has done. This could more than double the funding, generated by visitors and directly supporting affordable housing [HERE](#).
- Third, as STVR rates charged to visitors increase over time, the amount of MRDT collected increases with it.

You can do more to support affordable housing on Hornby by ensuring \$50,000 a year is dedicated to the effort, than removing the income hundreds of resident home owners use to maintain their homes, pay their taxes and contribute to our community will ever do.

Here is how we think you can help not just protect, but increase predictable affordable housing funding on Hornby:

1. Maintain the MRDT tax dollars coming to Hornby by directing that currently operating, registered (therefore bylaw compliant) properties will continue to operate legally, as part of the current OCP/LUB changes.
2. Support the Hornby Island Community Economic Enhancement Corporation (HICEEC) to work with the local 'Fixed Roof Accommodation' providers to direct more of the MRDT funds from the STVRs to support the creation, expansion and management of Affordable Worker housing on Hornby.
3. Engage the Comox Valley Regional District (CVRD) to develop and run a fee based licencing program for all Hornby STVRs, starting in 2025, and, that the licencing revenue, above the program costs, be returned to Hornby and directed solely to support affordable worker housing.

However, with the provincial regulations passed last month, we now have a few challenges to try and solve, we hope together.

The first priority for us all is to understand the number of Hornby residents that are offering STVRs and how often.

Based on our membership, the newly released Hornby community profile and the MRDT information, we think that the number of operating STVRs is about 130, 20% below the estimate included in the 2022 APC report. We also think about 60% of STVRs host visitors in any one week during the summer months, while the rest are occupied by the owners. This represents around 440 visitors a week and less than 10% of the ferry traffic.

However, we haven't yet properly gathered the information. It will help us all to have clear numbers that confirm what we think is true and allow that evidence to guide the whole community in reviewing and commenting on the coming OCP/LUB changes.

We would like to help do that and so we propose the following:

1. HISTRA could manage a simple registration process now (Winter and Spring 2024) to inform the LTC and provide confidence in the current number and volume of legally operating STVRs on Hornby.
2. The LTC include, at the December 13th meeting, direction to staff that currently operating, registered (therefore bylaw compliant) properties will continue to operate legally, as part of the current OCP/LUB changes.
3. A cap on STVRs be established at 10% above the number registered at the time the bylaw is enacted.
4. After the updated LUB/OCP is enacted, any new STVRs, up to the stated cap, be approved through a transparent set of criterion in a CVRD managed Licencing Program

We believe these three concepts: registering and legally allowing the currently operating, bylaw compliant, STVRs; creating a cap on STVRs slightly above the current number; and supporting the annual, predictable MRDT funds from STVRs and profits from the licensing STVRs, will directly improve Hornby's ability to create, expand and manage affordable housing.

These ideas and actions align with the recommendations from the APC and the commitments the LTC has made to maintaining and managing STVRs in our community. Together, they will make a real difference to addressing the need for housing.

We want to work with you both and with Islands Trust staff to accomplish the registration of legally operating STVRs by the Fall of 2024, establish a reasonable cap and ensure STVRs on Hornby generate direct funding for affordable housing in our community.

Can we plan a zoom meeting with you both, Islands Trust staff and some of our board to discuss this? If possible, we would like to talk ahead of our members meeting on November 20th.

Best,

The HISTRA Board

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