

From: Ryan Denomme [REDACTED]
Sent: Monday, December 4, 2023 8:37 PM
To: Timothy Peterson; Alex Allen; Grant Scott
Cc: hornbyshortterm@gmail.com; northinfo; Sonja Zupanec
Subject: Opposing the proposed Bylaw changes to STRs on Hornby Island

Dear Mr. Allen, Mr. Scott, and Mr. Peterson,

I am writing to communicate my serious concern over the consequences of the proposed changes to the Hornby Island Bylaws in relation to Short Term Rentals (STRs). As many letters have already stated, the combination of changes proposed by both the LTC and the Province of BC will effectively remove any possibility of legally operating a STR on Hornby Island.

I strongly support and agree with the communications that have been sent on behalf of HISTRA members, of which I am one, so I will not re-iterate all of the factual, researched, and data supported points they have communicated to you. HISTRA has been working hard to ensure that Hornby Island can continue to prosper and balance the needs of both visitors and residents, and should be applauded for the real work they are doing in getting the facts and proposing solutions. They have always had the long term, best interests of the Island as their first priority and its members are contributing their time to ensure it remains the Island everyone loves by putting forward productive suggestions that balance the needs of everyone on the Island, not just a single group.

I came to Hornby many times after meeting Jake Berman while studying Engineering at the University of Waterloo. I fell in love with the Island and was able to finally afford to own a home there after 10 years of hard work building my own business from the ground up. I am not a full time resident on the Island as I travel back and forth between my company's headquarters and Hornby. When I am not able to work remotely from Hornby, I rely on the income from STR guests to afford the mortgage, while also having my friends and family be able to visit and experience Hornby. However, I am confident that if I were no longer able to supplement the mortgage with STR guests, I could not afford the home and neither could most residents of Hornby, especially with current interest rates. The current cost of a mortgage on my home would be \$6000-\$7000. Removing my property as an STR will therefore not have ANY impact on affordable housing on Hornby. If I am forced to sell my property because of the changes being proposed by the local and provincial governments, it will not be purchased by a local Hornby resident looking for an affordable place to live, as they simply cannot afford it. It will be

purchased by a wealthy individual/family from Vancouver, Seattle, or another major city who wants a vacation home on Hornby. It will sit empty for 8-9 months of the year, and we will have the same housing problem we have now while removing hundreds of thousands of dollars and many jobs from the Island. This is just 1 example - you can expect similar results from many that are in similar positions as myself and it will have a devastating effect on the Island, and it will be a direct result of the Bylaw changes being proposed.

A concept that was in the APC report that I would be more than happy to participate in, that would actually help with affordable housing, would be secondary dwellings for long-term rentals. I have wanted to do this for some time on my property and on the adjacent vacant property I also own to help provide affordable, long term housing, but the uncertainty in the future of STRs has made me hesitate taking this financial risk. This is a real example of the negative impact these restrictive, invasive Bylaw changes are having on affordable housing on Hornby. You still need people to take the risk with their own time and money to build homes on Hornby. Who is going to invest \$100k-\$200k building affordable homes on Hornby if you remove the very people who have already shown they are willing to invest in and contribute to the community? You are at risk of driving away the people that actually have the passion, desire and means to actually help solve the housing crisis on Hornby.

This is just one example of the negative impact these changes will have on Hornby. There are many others. We have regularly rented to longer term guests who are here for work on the Island when we are away. We also have rented to those who don't have the means to stay anywhere else on Hornby but have dreamed of visiting it, subsidizing their trips to help them experience it. We spend tens of thousands of dollars a year with local trades, hospitality workers, business, and artists, and our guests spend even more. We have a detailed guidebook recommending many of the local businesses, and provide our guests with a welcome basket of items from these businesses to help encourage them to go. We spend thousands directly helping affordable housing through the MRDT tax. We ensure our guests respect the environment, the land, and the Hornby way of life or we do not let them back (which has never happened). Who is doing more to help Hornby and its people to prosper, or even just survive, in the current economic reality we live in? Where else will people stay when they visit the Island? There is no alternative, and any other option would involve large corporations building commercial resorts/hotels. You cannot stop people from visiting Hornby, but you can make sure they have the most positive impact on the local economy and environment possible while they are here.

I have yet to see any cohesive plan for how the Island will survive if you proceed with the changes being proposed. These changes proposed are one sided yet will negatively impact the majority of those on Hornby. The community is more than willing to come together to co-operate and help address the concerns of tourism, affordable housing and STRs on the Island. I support the recommendations HISTRA is putting forward and believe they will help to ensure STRs do not get out of control, while also ensuring that people visiting Hornby have a place to stay, and that the people who live here maintain the legal rights they have to the use of their land.

Please seriously consider my letter and those you have received from others. The amount of heart warming messages we have received from family, friends, and guests after they have visited the island is proof that we are doing a good thing by sharing this beautiful Island with the world, which will be destroyed if these proposed changes are taken forward.

Thank you for your service.

Ryan Denomme