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Sent: Tuesday, May 13, 2025 2:43 PM
To: Timothy Peterson; Alex Allen; Grant Scott
Cc: HISTRA Association; northinfo; Sonja Zupanec
Subject: Important Data on Hornby Island STVRs
Attachments: Hornby rental analysis (1) (1).xlsx

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Hi all,

With the upcoming LTC meeting, [Ian Thomson's](#) letter to the editor provided some good starting points to make a comparison of where Hornby stacks up against other gulf islands. I really appreciate someone trying to take unbiased look at this issue as the "right" number for the cap is debated. However I believe the analysis is flawed and only part of the story, and we should avoid making any conclusions or recommendations based on such limited analysis. I think it's important we provide another perspective rather than just relying on one that seems to support the narrative of the writer of the article. Note - I've included the tables of data for the below analysis in the file attached. I used ChatGPT to generate these numbers so there is a chance they are not perfect.

Ian compares the number of STVRs per capita on different islands. Hornby comes out ahead as having the highest number of STVRs per capita of the islands surveyed (Table 1), which would suggest that there is room to reduce the cap to be more in-line with other islands. However, this is only one way of looking at the problem, and there is a lot of important context missing from this simple analysis. Making conclusions off of a single data point could be very misleading.

For example, shouldn't we consider how many other types of accommodations are available on the islands? STVRs are one type but what about resorts and hotels? Why would we treat this any differently? Hornby has very few other accommodations, so having a larger number of STVRs would not necessarily mean that it has an overall higher amount of short term rental units available per capita. Performing this analysis (Table 2) shows that Hornby has the 2nd fewest number of "non-STVR" rentals at only 45, compared to Orcas which has the most at 150. By factoring this into the analysis, Hornby still remains the most dense, but it makes the numbers for Orcas, Lopez and Pender much closer to Hornby. For example Pender drops from 24.8X less dense than Hornby to 3.1X less dense than Hornby. This is critical context missing from the analysis and makes Hornby's numbers

seem much more reasonable than Ian's analysis would suggest.

Probably the most important consideration is the actual number of nights available for rent. Hornby has a limited season over which STVRs can be offered for rent - May to Sept. Some islands have similar restrictions, while others don't. If we don't factor this in, we are ignoring one of the key bylaws that prevents a significant amount of tourism throughout the year on Hornby, which is the entire point of the cap. By factoring this in, Hornby actually drops from first place to second, with Orcas having a higher density of nights available per resident, followed closely by Hornby and Lopez. Hornby actually has the **3rd lowest number of nights available** of all of the islands when you look at it this way.

So from the above analysis I would find it hard to argue that Hornby is a massive outlier when it comes to the number of STVRs. Going just slightly deeper than the surface shows that Hornby provides a similar number of rental nights available per resident as Orcas and Lopez. Yes, it is on the higher side compared to some of the islands, but given the limited number of residents on the island this is critical to maintaining Hornby's basic businesses and amenities. This is a significantly different conclusion than what one would take from Ian's article and so I think it is important to provide this analysis to everyone during the meeting this week, and in your future decision making around this extremely important issue.

I'm happy to provide any other analysis you think is helpful.

Thanks
Ryan

Table 1 - STVR Only

Location	Population	Total Fixed Accom	Resident-to-A	Compared to Hornby
Hornby Island	1,225	135	9	
Orcas Island	5,387	211	26	2.8
Lopez Island	3,156	135	23	2.6
Pender Island	2,250	10	225	24.8
Gabriola Island	4,500	10	450	49.6
City of Nelson	11,198	110	102	11.2

Table 2 - STVR + Other Rentals

Location	Population	Total Fixed Accom	Resident-to-A	Compared to Hornby
Hornby Island	1,225	180	7	
Orcas Island	5,387	361	15	2.2
Lopez Island	3,156	185	17	2.5
Pender Island	2,250	106	21	3.1
Gabriola Island	4,500	50	90	13.2
City of Nelson	11,198	129	87	12.8

Table 3 - STVR + Other Rentals - Number of Rental Nights

Location	Population	Fixed Accom	Total Rental N	Rental Nights per Resident
Hornby Island	1,225	180	27,000	22.0
Orcas Island	5,387	361	131,765	24.5
Lopez Island	3,156	185	67,525	21.4
Pender Island	2,250	106	15,900	7.1
Gabriola Island	4,500	50	18,250	4.1
City of Nelson	11,198	129	47,085	4.2