

Hornby Island Vacation Home Rental (VHR) Policy Review Project

Presentation Outline

- Project Background
- Summary of Survey Results
- Staff Recommendation for LTC consideration

For the Nov 3,
2017 LTC Meeting

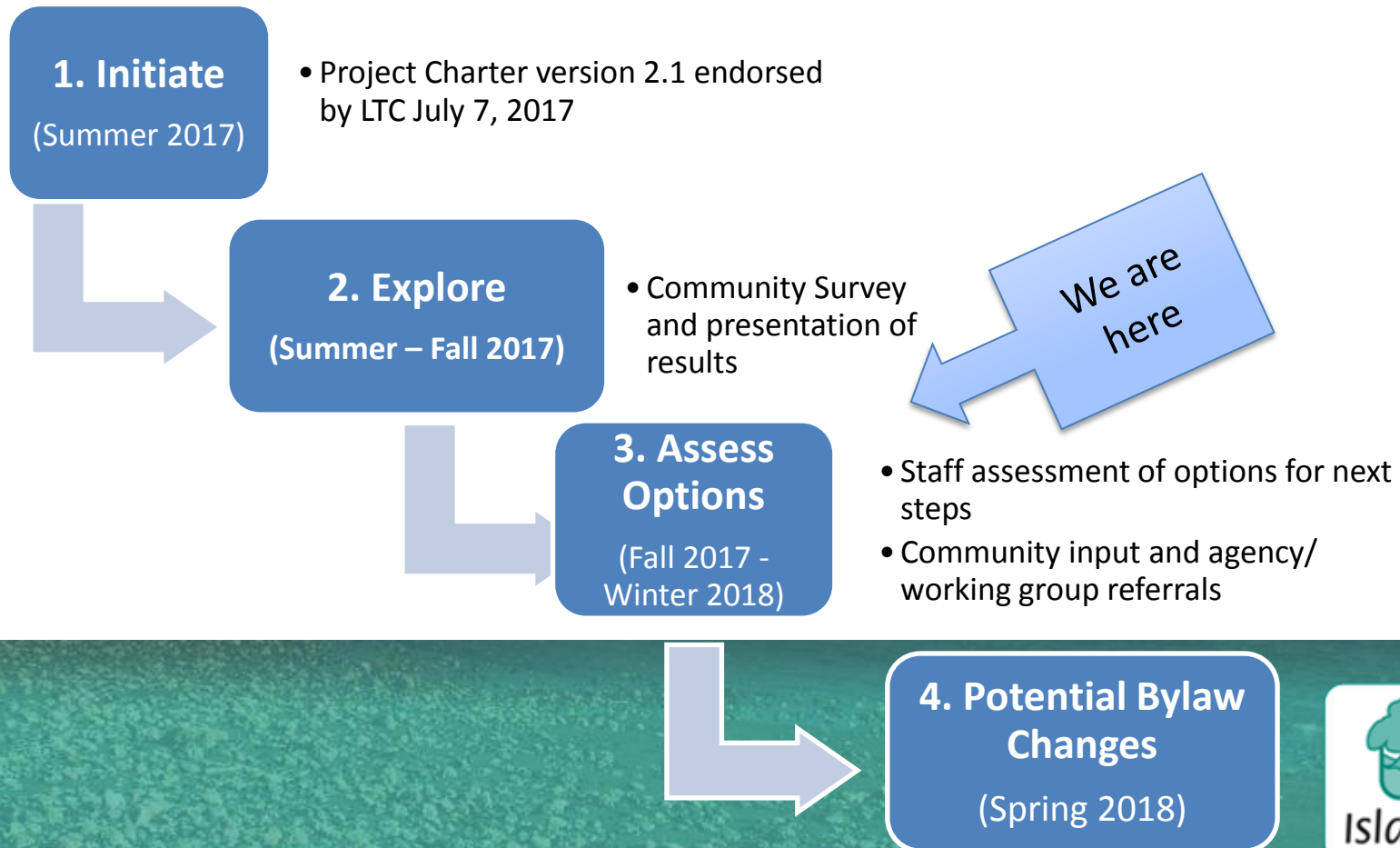
Project Background

This Project will:

- Review, with the community, the recent policies and regulations implemented to permit Vacation Home Rentals on Hornby Island
- Identify improved approaches through education, regulation, and enforcement of VHRs
- Engage the community for feedback on VHRs to help identify and analyze the impacts of VHRs on Hornby, and to solicit input on any recommended options for potential adjustments to bylaws

Project Background

Where we are now:




Summary of Survey Results

Results of the Summer 2017 Community Survey – Vacation Home Rental Policy Review



- Survey ran from Mon, Aug 14 – Mon, Sept 11, 2017
- 241 Total Responses
- 143 (~60%) responses received online through Survey Monkey
- 98 (~40%) responses received as paper copies

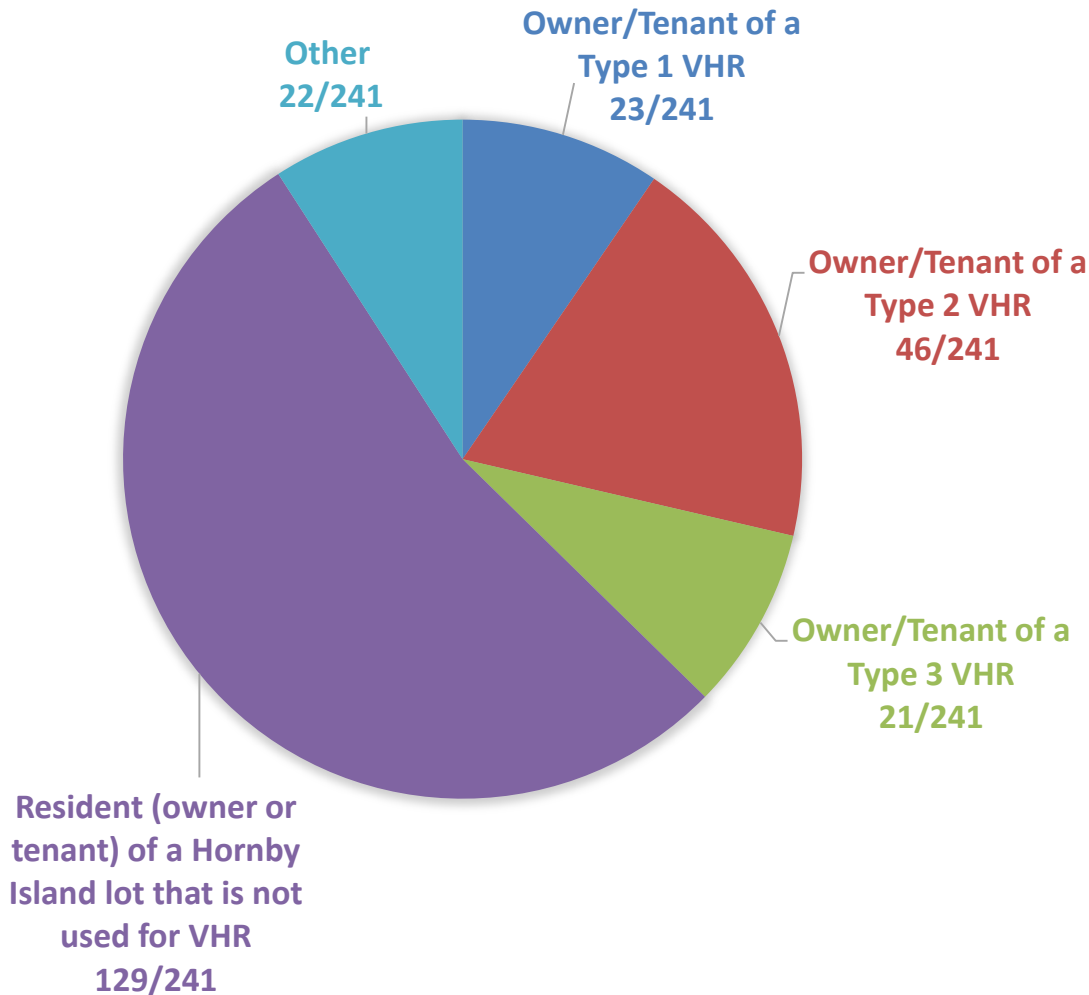


The 3 Types of Vacation Home Rentals on Hornby Island

- Type 1: A dwelling unit that guest(s) stay in, which is **normally lived in** by an owner or tenant, but who have **temporarily left** while the guest(s) stay in the house.
- Type 2: A dwelling unit that guest(s) stay in, which is **seasonally lived in** by an owner or tenant, and so the guest(s) stay there during times when the resident(s) **would be absent anyway**.
- Type 3: A dwelling unit that guest(s) stay in, which is **completely separate from the other dwelling unit** that an owner or tenant lives in on the same lot

Q1: Based on the three VHR types, please select the answer which most closely applies to your situation...

RESPONDENTS



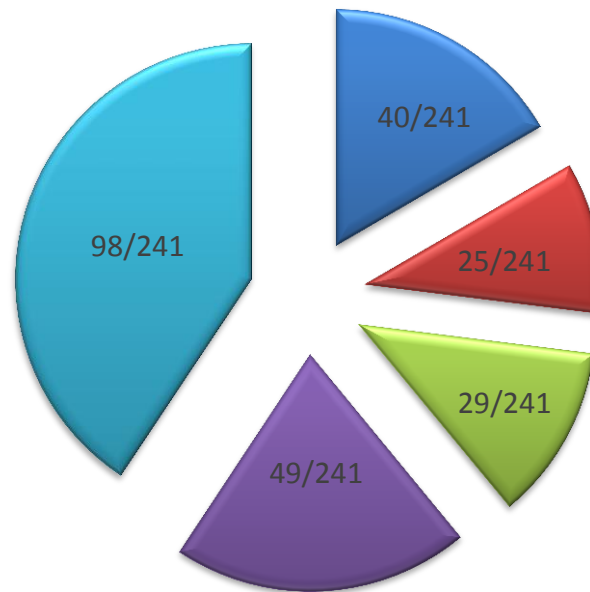
Q1: “Other (please explain)” sample answers

- None of the above
- Live in caretaker
- B&B owners
- VHR Manager
- Denman resident
- Part-time resident
- Was a resident. Had to give up a good job & leave because of lack of housing after a year of searching
- Family uses property for vacation only; or family use part-time and available as a VHR in summer
- Want to do Type 2 (short-term) / Type 1 or 3 (long-term)
- Both Type 3 and a resident of a Hornby lot not used for VHR

Q2: In your overall opinion, please rate how you feel the 3 VHR types impact the Hornby Island Community

Type 1

A dwelling that is normally lived in,
and the owner/tenant vacates while guests stay

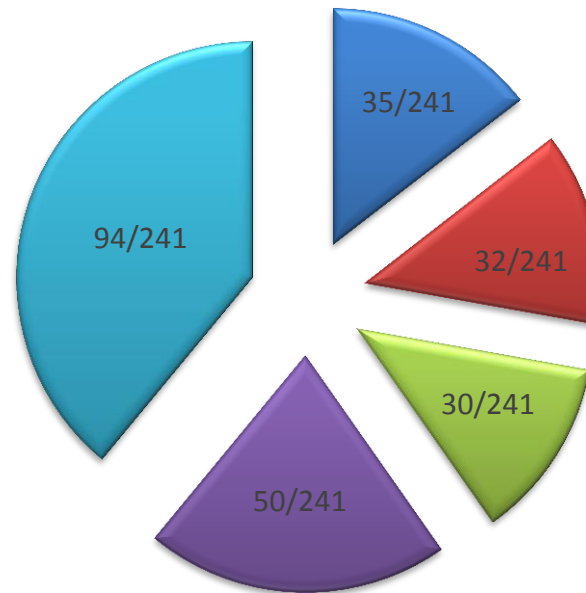


■ Very Negative ■ Somewhat Negative ■ Neutral / Don't Know ■ Somewhat Positive ■ Very Positive

Q2: In your overall opinion, please rate how you feel the 3 VHR types impact the Hornby Island Community

Type 2

A dwelling that is seasonally lived in,
and guests stay while owner/tenant is absent anyway

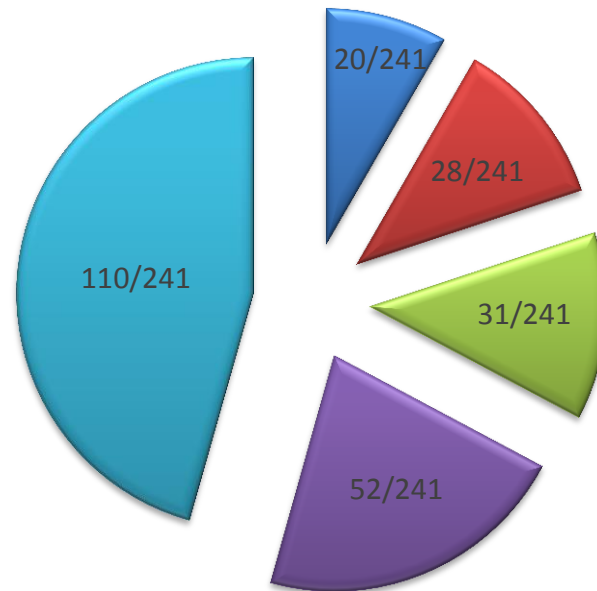


■ Very Negative ■ Somewhat Negative ■ Neutral / Don't Know ■ Somewhat Positive ■ Very Positive

Q2: In your overall opinion, please rate how you feel the 3 VHR types impact the Hornby Island Community

Type 3

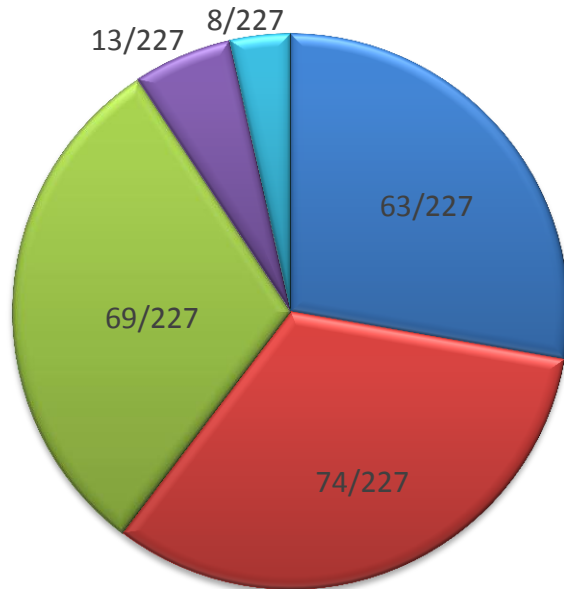
A dwelling for guests that is completely separate, from the owner/tenant's dwelling on the same lot



■ Very Negative ■ Somewhat Negative ■ Neutral / Don't Know ■ Somewhat Positive ■ Very Positive

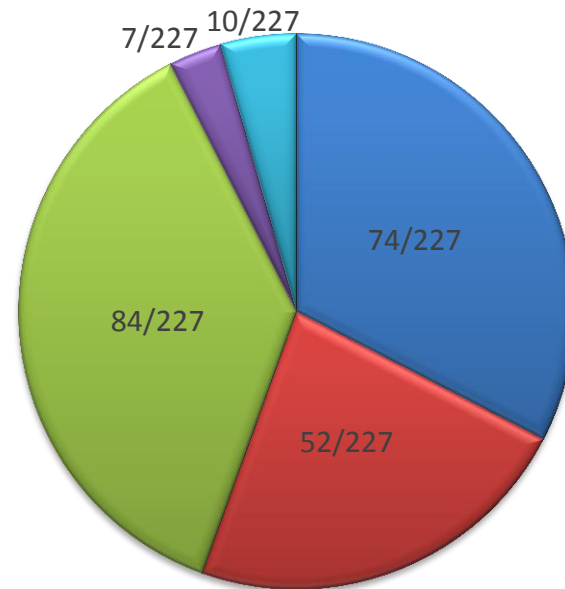
Q3: In your opinion, please rate if/how the following are impacted by VHR use on Hornby Island

Freshwater Resource Use



- Very Negatively Impacted
- Somewhat Negatively Impacted
- Neutral / Don't Know
- Somewhat Positively Impacted
- Very Positively Impacted

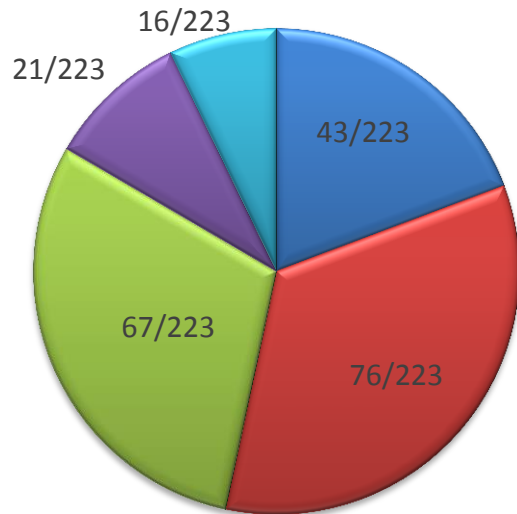
Septic Capacity



- Very Negatively Impacted
- Somewhat Negatively Impacted
- Neutral / Don't Know
- Somewhat Positively Impacted
- Very Positively Impacted

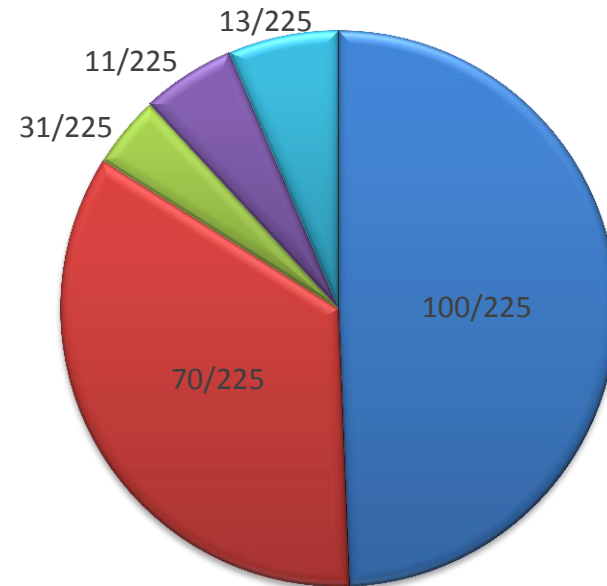
Q3: In your opinion, please rate if/how the following are impacted by VHR use on Hornby Island

Garbage / Waste Generation and Disposal



- Very Negatively Impacted
- Somewhat Negatively Impacted
- Neutral / Don't Know
- Somewhat Positively Impacted
- Very Positively Impacted

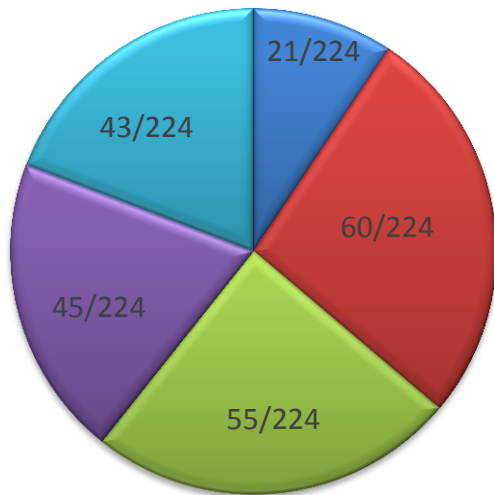
Ferry Waits & Lineups



- Very Negatively Impacted
- Somewhat Negatively Impacted
- Neutral / Don't Know
- Somewhat Positively Impacted
- Very Positively Impacted

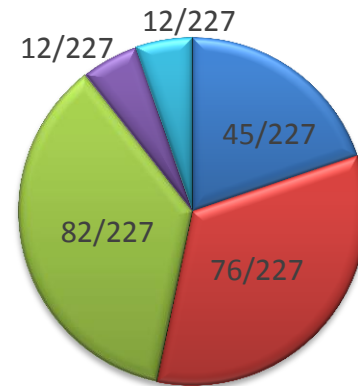
Q3: In your opinion, please rate if/how the following are impacted by VHR use on Hornby Island

Usage of Public Parks and Beaches



- Very Negatively Impacted
- Somewhat Negatively Impacted
- Neutral / Don't Know
- Somewhat Positively Impacted
- Very Positively Impacted

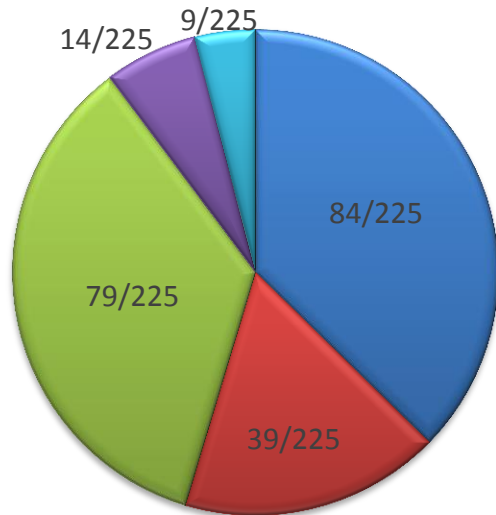
Potential Nuisances (noise, odour, pets, property encroachments, parking, fire danger etc.)



- Very Negatively Impacted
- Somewhat Negatively Impacted
- Neutral / Don't Know
- Somewhat Positively Impacted
- Very Positively Impacted

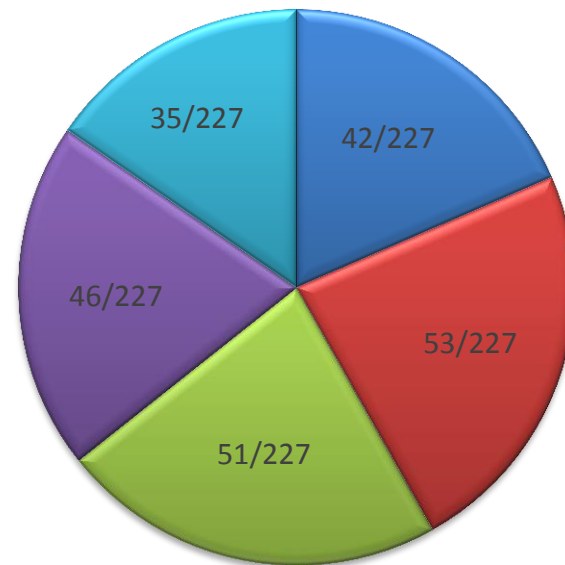
Q3: In your opinion, please rate if/how the following are impacted by VHR use on Hornby Island

Permanent Resident Housing Availability



- Very Negatively Impacted
- Somewhat Negatively Impacted
- Neutral / Don't Know
- Somewhat Positively Impacted
- Very Positively Impacted

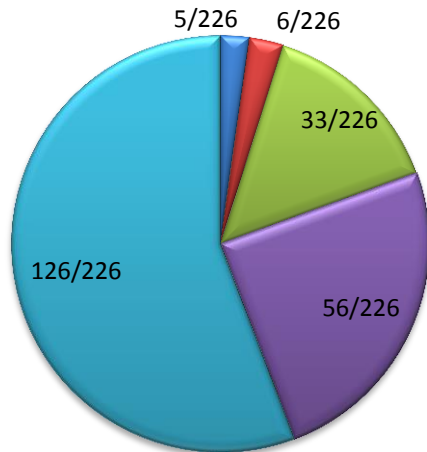
Residential Character



- Very Negatively Impacted
- Somewhat Negatively Impacted
- Neutral / Don't Know
- Somewhat Positively Impacted
- Very Positively Impacted

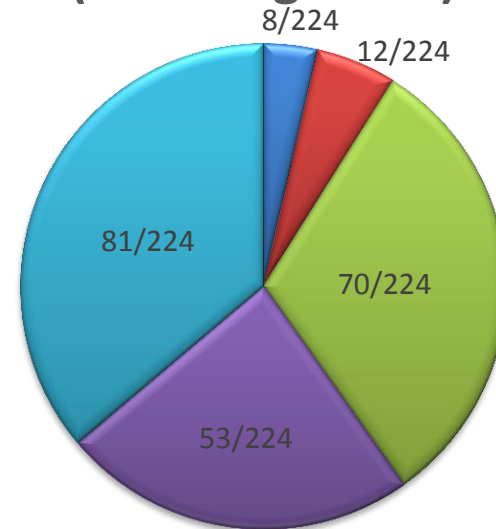
Q3: In your opinion, please rate if/how the following are impacted by VHR use on Hornby Island

Commercial Businesses (not including home occupations)



- Very Negatively Impacted
- Somewhat Negatively Impacted
- Neutral / Don't Know
- Somewhat Positively Impacted
- Very Positively Impacted

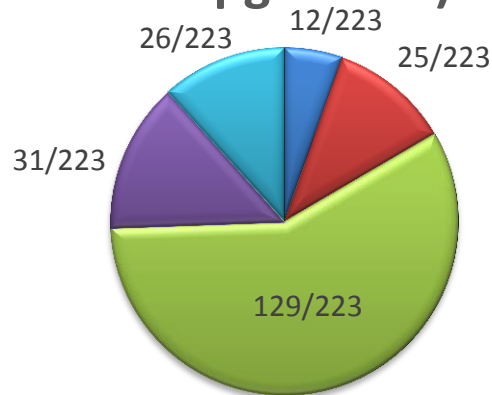
Home Occupations (including B&Bs)



- Very Negatively Impacted
- Somewhat Negatively Impacted
- Neutral / Don't Know
- Somewhat Positively Impacted

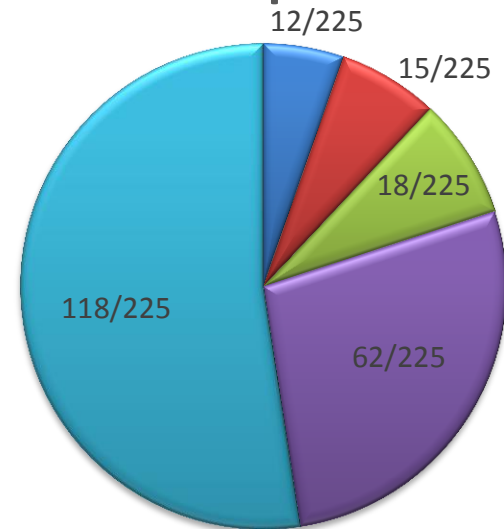
Q3: In your opinion, please rate if/how the following are impacted by VHR use on Hornby Island

Competition with other Commercial Visitor Accommodations (e.g. campgrounds)



- Very Negatively Impacted
- Somewhat Negatively Impacted
- Neutral / Don't Know
- Somewhat Positively Impacted
- Very Positively Impacted

Overall Economic Development



- Very Negatively Impacted
- Somewhat Negatively Impacted
- Neutral / Don't Know
- Somewhat Positively Impacted
- Very Positively Impacted



Q4

In four parts

A summary of responses...

Q4

GENERAL BENEFITS of VHR use...

- 155 / 182 respondents suggested economic benefits
 - Local \$, economy, employment, income, jobs;
 - Benefit for both Hornby residents and businesses (Hornby would likely be “poor” without VHRs);
 - Benefit homeowners to make a living/pay property taxes/pay mortgages/improve property values; properties better maintained to attract potential renters
 - Also benefit artisans, Farmer’s Market, Co-Op, Bakery, Gas Bar, Ford’s Cove, Ringside Market, and festivals as well
- 5 / 182 respondents suggested “None”

Q4

GENERAL BENEFITS of VHR use... (cont.)

Other responses included:

- Diversity of people (love having visitors)
- Increased spiritual, intellectual, and cultural resources on island; new energy and ideas, creativity;
- Visitors get to experience a “Hornby vacation” to relax and restore,
- Visitors learn Hornby way of life, peace, and awareness of local concerns/values (e.g. recycling, diversity, volunteerism, creativity, stewardship etc.);
- Visitors are happy and get to have a family home environment – an alternative to tenting/camping;
- Visitors are integrated into neighbourhoods instead of only hotels/campgrounds

Q4

GENERAL BENEFITS of VHR use... (cont.)

Other responses included:

- Allow more visitors to stay over instead of day-trips only
- Increase in visitors = increase in year-round services for full time residents (e.g. Co-Op, Pizza and other variety of places to eat, Arts (theatre, plays, music, festivals, films), sports groups/teams, and increase in positive customer service)
- Houses are not just left vacant; provide home for young people when not occupied by visitors; housing for seasonal staff; more tradespeople and artisans; provides housing affordability to own a house
- Seasonal in nature so don't need to handle it year-round
- Feel less isolated after a dull quiet winter (increased psychological benefits, social, vibrant, inspiring)

Q4

GENERAL BENEFITS of VHR use... (cont.)

Other responses included:

- VHRs serve both residents and visitors (e.g. residents can rent from someone else when family/friends visit but their own house is too small);
- Larger lobby group for improved ferry service and protecting Hornby Island into the future
- Decrease demand for large-scale campgrounds and commercial motels/hotels = keeps Hornby more rural in nature
- Encourage population growth and an increase in population = stability of the work force

Q4

GENERAL DRAWBACKS of VHR use...

- Many repeats from Q3 seen as drawbacks (e.g. ferry lineups/traffic/wait times, septic use, water use and other resources, garbage, noise/pets/fire risk and other nuisances etc.)
- 26 /171 respondents suggested “None/minimal”

Other respondents suggested negative impacts on:

- Parking; public places; resident emotions; local services and infrastructure; Co-Op lineups; internet speeds; residents who are not involved in the tourist economy; businesses only open for tourist season

Q4

GENERAL DRAWBACKS of VHR use...

Other responses included:

- Many homes stay empty all winter; the lack of year-round rentals causes displacement of local renters who lose their homes every summer; unsustainable for residents (26 / 171 respondents)
- Many VHR owners overbook or poorly manage their VHRs which can lead to a decrease in the residential character, and too many visitors per VHR (especially b/c rental costs are too high and visitor families must share to split the cost) (13 / 171 respondents)
- Overcrowding and overpopulation of the island (27 / 171 respondents)
- Only create a few (minimum wage) jobs; available only for short-term; lack of tradespeople; money goes off-island

Q4

GENERAL DRAWBACKS of VHR use...

Other responses included:

- Lack of regulations and/or bylaw enforcement; VHRs are unregistered
- Increase in gentrification, property values/prices (locals can no longer afford), and prices at local shops are too high for both visitors and locals
- Negative / unwanted visitor behaviours
- Roads unsafe (high speed driving, many cyclists on road, need a walk/bike lane)
- VHRs are “way over the top”, make Hornby “more of a resort than a community”, and “divide the community instead of everyone helping out at ISLA”

Q4

BENEFITS and DRAWBACKS by VHR type... Type 1

BENEFITS

- Income (to full-time residents); essential for lower income residents to be able to stay on Hornby; allows many (especially young families) to stay on island by generating income through renting their home in peak season; income without major structural changes; income goes back to community directly; income to cover living expenses
- Guests behave like guests of someone's home (more personal relationship to landlord)
- Limit large-scale commercial to keep Hornby rural
- Least detrimental on year-round housing
- Job creation

DRAWBACKS

- Owner must relocate, as opposed to a B&B situation
- Makes it hard for tenants to find year-round rental housing
- Increase income only for owners who live off-island
- Owner has no control over behaviour of guests
- Causes temporary homelessness when people forced to relocate for guests

Q4

BENEFITS and DRAWBACKS by VHR type... Type 2

BENEFITS

- Income; can help affordability of owning before moving to Hornby full time; income to defray costs for rest of year; affordable off-season rental; income to pay property taxes
- Only benefit if one party rented for owners entire absence
- Limit large-scale commercial to keep Hornby rural
- Least detrimental on year-round housing
- Increases tourist economy for homes that can't be rented year-round
- Job creation
- Allows more than just the top 10 percent of the economy to enjoy owning a vacation home

DRAWBACKS

- Many landlords treat this as a revolving door short-term Airbnb opportunity
- Reduce available full-time rental stock
- Makes it hard for tenants to find year-round rental housing
- Increase income only for owners who live off-island
- Owner has no control over behaviour of guests
- Difficult for young families
- Creates summer homelessness
- The type which provides least income for the island

Q4

BENEFITS and DRAWBACKS by VHR type... Type 3

BENEFITS

- Income (to full time residents and large properties); essential for lower income residents to be able to stay on Hornby; multiplier economic effect to businesses on-island
- Positive influence on the community
- Owner/tenant is present and available for guests as needed (deal with issues, decrease noise and nuisances)
- Year-round economical housing and population stability
- Job creation
- Allows independent living while monitoring property usage

DRAWBACKS

- Owners are purchasing in residential neighbourhoods to operate dwellings as mini-hotels, which changes the residential character of the neighbourhood
- Reduce available full-time rental stock and reduces local accommodation in summer
- Net increase in population and resource use
- High density, especially on small lots
- Causes over-building

Q5

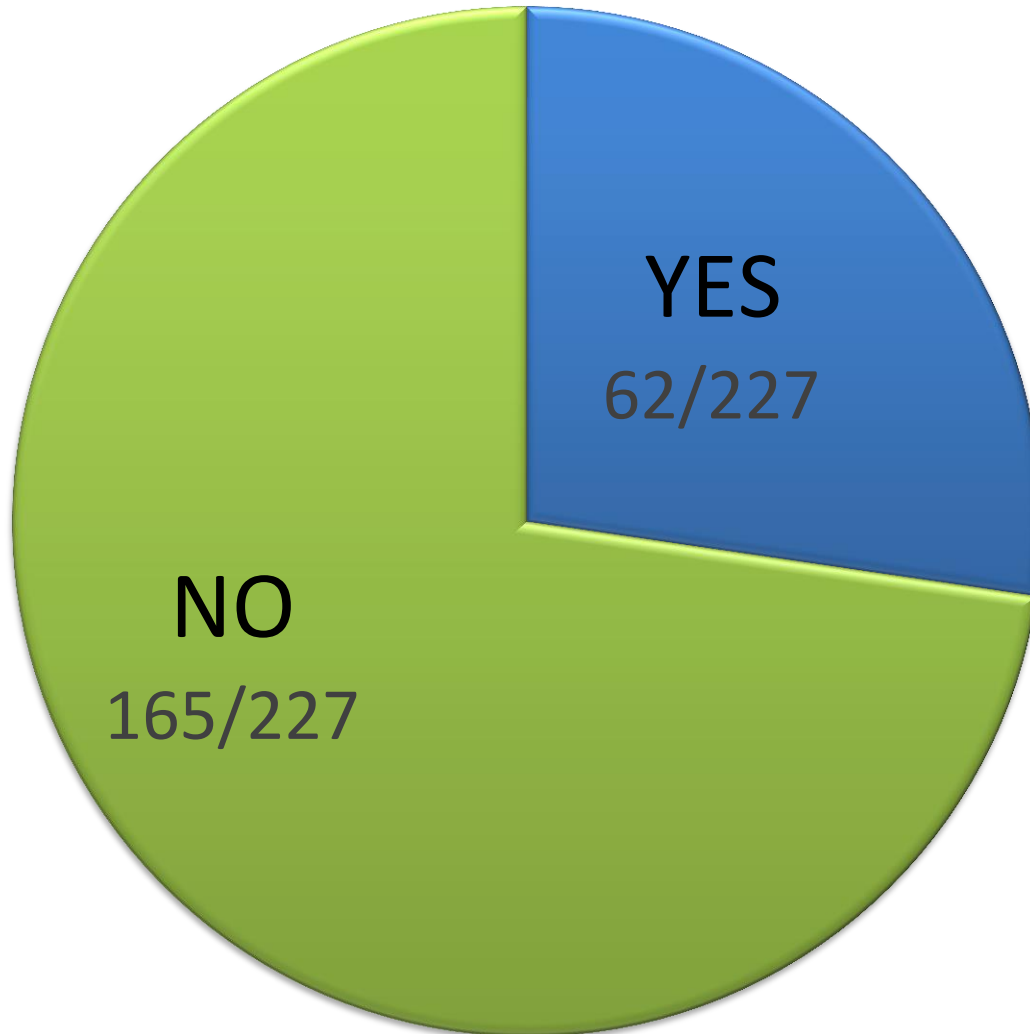
Please suggest any approaches or best practices you think would be useful to help manage VHR uses on Hornby Island

Summary of comments:

- Status quo is unsustainable
- Good as is / no change
- Comply with OCP/LUB policies and regulations – and actually enforce the regulations
- Different regulations for ½ acre lots
- Protect groundwater supply/quality (wells, aquifers) and septic systems
- Control amount of garbage
- Provide visitors with information (water scarcity, preserve/protect, effect on environment/serves etc). Have a template available for landlords?
- Register / license / monitor VHRs (ensure owners/managers present on property to monitor)
- Have one website / Association for all VHRs
- Use TUPs. Don't use TUPs.
- Rezone / designate certain areas as commercial residential
- Restrict the # of occupants and/or the # of bedrooms
- Have \$ caps on rentals
- Restrict # of visitors in July and August in particular
- Tax cuts/perks to full-time renters; commercial tax on VHRs
- Offer more summer campsites
- Have a larger ferry and improved schedule during tourist season

Q6

Are you an Operator of a VHR on Hornby Island?



Q7

Please share with us any other comments or feedback you may have on this topic...

(Comments/Feedback has been summarized and attached to the Staff Report to the Hornby Island Local Trust Committee, dated November 3, 2017)

In Summary...

Survey respondents said...

They want to continue to enjoy the **beauty and uniqueness of Hornby Island themselves, and want vacationers to be informed and respectful of the “Hornby way”** (their community values and culture).

They want the vacationers for they recognize the financial boost it brings to their local economy.

Just not too many vacationers that it is a detriment overall: overcrowding the island, destructs the environment (groundwater, septic, parks/beaches etc.), changes the overall character of residential neighbourhoods (noise, garbage etc.), or increases ferry waits and lineups to the detriment of local residents’ ability to travel/commute.

They want the flexibility and the option to rent their homes to vacationers for additional income. Either year-round, or part-time if they themselves only use their homes occasionally.
Some Hornby residents even rely on this income.

Want to ensure that their full-time, year-round residents are protected and have **affordable housing** options for families and young people to remain on Hornby (either renting or owning their own homes).

They want a **sustainable, viable community and economy, complete with services and jobs.**

Hornby Island residents... want to continue

“to preserve and protect Hornby and its unique amenities and environment for the benefit of Hornby residents and of the province generally.”

Staff Recommendation for LTC Consideration

Given the breadth and depth of survey responses received, Staff are recommending that the Project move forward with the next step in the Project Charter Workplan, which is for Staff to assess further. Thus, Staff's recommendation to the LTC is:

That the Hornby Island Local Trust Committee request Staff to assess potential administrative, permitting, and enforcement issues, to research best practices, and to identify potential measures for improved regulation, education and enforcement of Vacation Home Rentals on Hornby Island.