



# Memorandum

700 North Road Gabriola Island BC V0R 1X3

Telephone (250) 247-2063 FAX: (250) 247-7514

Toll Free via Enquiry BC in Vancouver 660-2421. Elsewhere in BC 1.800.663.7867

northinfo@islandstrust.bc.ca www.islandstrust.bc.ca

Date June 30, 2005

File Number H0/05;H0/27-1

To Hornby Island Local Trust Committee

From Coralie Breen, MA  
Planner  
Local Planning Services

Pc David Marlor, Regional Planning Manager

Re **Community Questionnaire on the Short-term Commercial Rental of Dwelling Units on Hornby Island - Final Survey Results (Resident and Non-Resident)**

This memo advises the Hornby Island Local Trust Committee of the preliminary results of the Hornby Island Short Term Vacation Rental Questionnaire. A total of 600 surveys were mail-dropped to residents and a total of 682 surveys were mailed to non-residents.

The overall response rate is 34.5%. A total of 207 Resident (34.5%) and a total of 235 non-resident (34.5%) surveys were returned to June 30, 2005. A total of 118 residents and 87 non-residents provided comments (attached). All surveys received were accepted and included in the calculations that follow:

1. Which of the following describes your situation?	Residents		Non-residents		Residents & Non-resident
Year-round resident occupying a year-round rental home	18	9%			4%
Year-round resident occupying a rental home that is not year-round	6	3%			1%
Year-round resident—owning own home	141	68%	8	3%	34%
Year-round resident-owning own home + investment property	15	7%			3%
Part-time resident—owning recreational property	9	4%	177	75%	42%
Part-time resident—owning recreational property + investment property	1	1%	18	8%	4%
Non-resident—owning investment property			8	3%	2%
Other	13	6%	24	11%	9%
Did not respond	4	2%			1%
Total	207	100%	235	100%	100%

2. What impact do commercial short term rentals have upon your life and your neighbourhood?	Residents		Non-residents		Residents & Non-resident
Very Beneficial	47	24%	51	22%	22%
Somewhat Beneficial	28	13%	34	15%	14%
Neutral or Mixed	63	30%	100	42%	36%
Somewhat Detrimental	36	17%	37	16%	17%
Very Detrimental	27	13%	12	5%	9%
Did not respond	6	3%	1		2%
Total	207	100%	235	100%	100%

<b>3. What impact do you think they have upon the Island and the community as a whole?</b>	Residents		Non-residents		Residents & Non-resident
Very Beneficial	52	25%	80	34%	30%
Somewhat Beneficial	48	23%	71	30%	27%
Neutral or Mixed	26	13%	34	15%	14%
Somewhat Detrimental	41	20%	31	13%	16%
Very Detrimental	35	17%	17	7%	12%
Did not respond	5	2%	2	1%	1%
Total	207	100%	235	100%	100%

**4. Which options do you think would be best for the community?**

<b>4.1 Short term rental of a dwelling unit that is otherwise used as the owner's primary residence.</b>	Residents		Non-residents		Residents & Non-resident
Should be prohibited	21	10%	16	7%	9%
Should be allowed through a Temporary Use Permit with conditions to address impacts	71	35%	98	42%	38%
Should be allowed as an outright permitted use with limited regulation	106	51%	115	49%	50%
Did not respond	9	4%	6	2%	3%
Total	207	100%	235	100%	100%

<b>4.2 Short term rental of a dwelling unit that is not the owner's primary residence.</b>	Residents		Non-residents		Residents & Non-resident
Should be prohibited	48	23%	20	9%	15%
Should be allowed through a Temporary Use Permit with conditions to address impacts	78	38%	101	43%	40%
Should be allowed as an outright permitted use with limited regulation	73	35%	111	47%	42%
Did not respond	8	4%	3	1%	3%
Total	207	100%	235	100%	100%

<b>4.3 Short term rental of a dwelling unit on a small* lot.</b>	Residents		Non-residents		Residents & Non-resident
Should be prohibited	50	24%	26	11%	17%
Should be allowed through a Temporary Use Permit with conditions to address impacts	84	41%	98	42%	41%
Should be allowed as an outright permitted use with limited regulation	64	31%	102	43%	38%
Did not respond	9	4%	9	4%	4%
Total	207	100%	235	100%	100%
<b>*for this purpose, should small lots be considered as:**</b>					
quarter acre	45	22%	90	38%	30%
half acre	91	44%	77	33%	39%
one acre	34	16%	23	10%	13%
Did not respond	37	18%	45	19%	18%
Total	207	100%	235	100%	100%

\*\*nb. Respondents that checked all 3 choices were recorded as "quarter acre"; respondents that indicated a lot size choice not provided were recorded as "did not respond".