

## Molly Harris

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**From:** Hiuyu Tung [REDACTED]  
**Sent:** March-16-26 11:31 AM  
**To:** Council  
**Subject:** STR concerns

**Categories:** Late Agenda Item, Inputted in to Mail Log

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Dear Mayor and Council,

We are residents of Esquimalt BC and we would like to thank you for hearing our concerns regarding the changing of the current short-term rentals rule.

We are Canadian citizens, house owners and taxpayers, and as such want to defend our property rights.

The BC government granted homeowners the right to do short-term rentals in our own house. Thus, we should have the right to manage our own home, just like in Saanich, Victoria, Langford, Colwood, Sooke and View Royal where short-term rentals are allowed.

Why is the town of Esquimalt not abiding by the BC province's decision and denying this right to its residents? In addition, the policy lacks transparency and fairness: we hope you treat all STR owners with equality.

Currently long-term rentals are no longer a problem or a shortage of resources. Many owners can't rent out their places for months.

We need our place 3-4 months a year for our family and friends' use, so STR's flexibility is a better option.

Last year, some areas in BC experienced a shortage of accommodation for travellers due to crackdowns on short-term rentals. Esquimalt is perhaps a more economically challenged town in comparison to others. Yet, even in the difficult current Canadian economic climate which affects a number of sectors, Victoria's tourism industry has broken all-time records last year and the forecast for this year is that it will continue. We believe that every cloud has a silver lining and we hope that you will encourage house owners and instead consider establishing regulations for short-term rentals; for example ensuring they don't occupy too much public parking space (my past experience has shown that long-term tenants tend to occupy more common areas).

We believe short-term rentals, popular with tourists, contributes to Esquimalt's economy by attracting people from all over the world and helps to bolster its image.

In conclusion, we hope that the town of Esquimalt will not only be consistent with BC's provincial policy, but also show leadership in this sector and restore house owners' rights

--

André Durocher  
Hiuyu Tung  
[REDACTED]

Dear Mayor and Council,

First and foremost, we would like to state that options 3A&3B were never presented to the public and that we are strongly against them. The original open house polling results show that the vast majority are in favour of option 2 because there is a strong will to align with the current provincial policy. We feel there is no need to add further restrictions on homeowners.

**To address the two stated disadvantages of option 2 in the report (pg.33 Appendix A):**

*Would provide the minimum amount of protection for long-term housing (both supply and affordability) allowed by the province. Such that Option 2 would likely lead to an increase in local dwelling units being converted to STR use, over time.*

This needs to be considered in relation to the number of units that these primary residences create as they are dwarfed in comparison to the number of purpose-built rentals that Esquimalt has allowed in recent years. The efforts by the township and the rest of greater Victoria have seen the increase in rental supply and the stabilization of long-term rental prices. The suggestion of the loss of long-term rental is moot for secondary and garden suites with the number of purpose built rentals coming on the market. Furthermore some owners will prefer to rent long term over short term regardless of these rules as it's a personal choice for these homeowners.

*Would further worsen the business case for new purpose-built guest accommodation (to the extent this is a possibility at all).*

Hotels and purpose-built guest accommodations cater to a different market than STRs. They are for a more transient guest who is only looking to stay one or two nights. The benefit of STR is that they are seeing 3+ night stays and offer a more intimate stay within a neighbourhood for families visiting.

**With regards to options 3A&3B we are firmly in opposition to them for the following reasons:**

3A – If this happens there will be a lack of nights for the full year coverage as hosts will only focus on obtaining peak earnings during the summer or holiday season. It also limits visitors to Esquimalt from spending their money on our amazing local businesses during the most difficult times in the off-peak season. Let market demand and hosts determine how many nights they can have their suite occupied.

3B – Capping licenses is too restrictive and makes unhealthy monopolization of STR suites to whoever gets the licence first. If we allow for an open system that encourages healthy competition this would lower the average nightly cost of STRs and benefit homeowner's that want to have the opportunity to have a STR.

**To address a few items on the "Detailed Policy Decisions Required" (pg.29 Appendix B)**

- Point 4 - Enforcement approach – A BC licence is already required to operate an STR. In effect this suggests doubling up the enforcement. We are against this as there is already a lot of paperwork to ensure your suite is compliant as a part of your primary residence. One only needs to look at the precipitous drop in listings since the new rules were applied to see that the provincial enforcement gets rid of speculative short-term rentals.

- Point 5 - Business License Fees – The extra enforcement is an arbitrary method as the provincial licencing process already enforces the primary residence standard. There is no reason to add a further expense to homeowners trying to earn further income during this high cost of living crisis.

In conclusion, we just want to reiterate the importance of letting homeowners decide what's the best case for their units and to follow the provincial policy to allow STR for principal residences only. Allowing these STR within option 2 will offer the best case scenario for the Township.

Kind Regards,

Hannah Larman & Alexander Robinson

942 Wollaston Street, Esquimalt BC

## Victoria McKean

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**From:** Anne Dickinson  
**Sent:** March-13-26 2:25 PM  
**To:** Dan Horan; Terése Finegan; Bill Brown; Victoria McKean; Deb Hopkins  
**Subject:** FW: Short-term rental policy report comes to council this Monday

-----Original Message-----

From: Ioana Tatar [REDACTED]  
Sent: March-12-26 1:30 PM  
To: Council <Council@esquimalt.ca>  
Subject: Re: Short-term rental policy report comes to council this Monday

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I hope this email finds you well. I would like to submit my written input for the upcoming review of the short term rental policy for this upcoming meeting on Monday. I have been in contact with Mr. Bill Brown since the beginning of the review of this policy and the hiring of a consultant for this role. I would like to add a few written input points for the council for the Monday meeting. It is in point form to facilitate and ease the process rather than a letter format.

If it's in one's primary residence, aligning with Bill 35, where they currently live:

The STR are NOT:

- Not taking away from long term renters or housing because oftentimes those places cannot be housing long term anyways (do not have the kitchen or space for people to live in long term) - Not taking away parking spaces because on ones primary residence - Not overusing garbage/recycling services

The STR are:

- Bringing economic growth to the township of Esquimalt - Aligning with present day services offered by other cities such as city of Victoria/Langford - Brining young professionals that want to use Esquimalt services (starting from pubs, laundromats, grocery stores, restaurants) - Bringing in professionals who want to be close to their jobs/clinical (hospitals etc.) - No hotels in Esquimalt and BNBs currently offered are not enough.

Thank you,  
Ioana Tatar

## Molly Harris

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**From:** Jamie Starke [REDACTED]  
**Sent:** March-13-26 9:26 PM  
**To:** Council  
**Subject:** Short Term Rental Opinions  
**Attachments:** publickey - [REDACTED] - 0x2A343FBD.asc; signature.asc

Short Term rentals are dumb. As far as I know, we've never allowed them, and with the housing shortage, now seems like a really good time to double down on not allowing them. If we want hotels and actual bed and breakfasts, lets actually build those.

So far I've been disappointed with all efforts to regulate all short term rentals. There an AirBNB that operates out of the residence across the street from me. I'm not sure if the owner is Claiming that it's their primary residence, but I know that It's now. I've lived here for almost 9 years, and I remember the Halloween that they moved to Shawnigan Lake.

See [REDACTED]

I'm convinced that opening the door any more will just lead to further abuses.

Jamie Starke

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[REDACTED]

## Victoria McKean

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**From:** Anne Dickinson  
**Sent:** March-13-26 2:39 PM  
**To:** Dan Horan; Terése Finegan; Bill Brown; Victoria McKean; Deb Hopkins  
**Subject:** FW: STR policy analysis

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**From:** Jesse Baltutis [REDACTED]  
**Sent:** March-12-26 4:12 PM  
**To:** Council <Council@esquimalt.ca>  
**Subject:** STR policy analysis

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Hello Esquimalt Council

I have read the Short-Term Rental (STR) Policy Analysis Report with interest and found it to be comprehensive and well framed. I also appreciated the opportunity to provide input during the public engagement period.

The regulatory options presented in the report reflect the approaches discussed at the open house and helpfully articulate the trade-offs Council is being asked to consider. That said, I believe there is an additional option - one that sits between Options 1 and 2 - that warrants explicit consideration by Council.

I propose a hybrid option that combines elements of Option 1 (In-Home Permissions) and Option 2 (Home Lot Permissions):

Short-term rentals would be permitted in a primary residence either:

1. In the main part of the dwelling (e.g., one or more bedrooms or the entire principal dwelling while the host is away), or
2. In one accessory dwelling unit on the same lot (e.g., a basement or garden suite),

...but not both simultaneously.

Under this approach, homeowners would hold one STR licence per residential lot, allowing flexibility to host either within their main dwelling or within a secondary suite, without enabling multiple concurrent STR units on a single property.

## Benefits of the Hybrid Option

### 1. Balanced Housing Protection

Limiting each residential lot to a single STR licence avoids the concurrent operation of multiple STR units on one property, helping moderate housing impacts while remaining less restrictive than a full in-home-only approach.

### 2. Targeted Homeowner Flexibility

This approach allows homeowners to choose *where* to host - either within their principal dwelling or in an accessory unit - without incentivizing permanent, multi-unit STR conversion or commercial-scale use.

### **3. Alignment with Engagement Feedback**

The hybrid model reflects strong engagement themes supporting owner-occupied, small-scale STRs while maintaining clear limits on intensity and commercialization at the lot level.

### **4. Clarity and Ease of Administration**

A one-licence-per-lot framework is straightforward to communicate, license, and enforce, reducing regulatory complexity relative to Option 2 while remaining consistent with the provincial principal residence framework.

### **5. Supports Visitor Accommodation with Guardrails**

The option modestly increases legal STR capacity in a municipality with limited licensed accommodation, without undermining housing protection or longer-term objectives to support purpose-built visitor accommodation.

I hope the Council takes the above option into consideration at the Council meeting on Monday.

Best,

Jesse

## Victoria McKean

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**From:** Anne Dickinson  
**Sent:** March-12-26 3:54 PM  
**To:** Bill Brown; Terése Finegan; Victoria McKean; Deb Hopkins  
**Subject:** FW: Bill 44 and the intersection with short term rentals

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**From:** Matthew Brandwood [REDACTED]  
**Sent:** March-11-26 9:04 PM  
**To:** Council <Council@esquimalt.ca>; Corporate Services <Corporate.Services@esquimalt.ca>; Bill Brown <bill.brown@esquimalt.ca>  
**Cc:** Karen Lundgren [REDACTED]  
**Subject:** Bill 44 and the intersection with short term rentals

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I wanted to share a brief follow-up after my recent meeting with Tim Morrison, which developed into a productive and substantive discussion around Bill 44, Bylaw 3142, 1114 Munro Street, the Lampson/Dunsmuir development, various other builds in the area and related implementation considerations. My sense was Tim found the discussion informative and useful, and I very much appreciated the opportunity to walk through the topics with him.

I also wanted to reiterate that the same standing invitation remains open to Council and staff who may wish to meet in a similar capacity. I believe that the view from my property—and from other immediately adjacent yards—offers a particularly clear illustration of some of the unintended consequences that can arise under the current Bylaw 3142.

As such, I would be pleased to meet and discuss how that outcome might have differed under alternative bylaw frameworks, and/or to share any of the material I've been compiling, should it be of interest.

One item Tim and I touched on—somewhat tangentially, but I think importantly—was short-term rentals, particularly as they relate to SSMUH and housing affordability more broadly. Specifically, we discussed the role that supplemental income can play in enabling middle-income households to afford ownership in higher-cost markets, and how that consideration intersects with both rising property taxes and the Province's stated objectives around attainability.

Being unable to attend the upcoming Council meeting, I will be making a separate written submission regarding short-term rentals but wanted to raise the topic here to highlight a concern about proportionality. It appears that a significant amount of time, energy, and policy focus has been directed toward STRs- STRs being framed by some as a serious threat to housing supply and community character. By contrast, far less attention appears to have been given—until relatively recently—to the downstream impacts of Bill 44 implementation, particularly where regulatory grey areas allow for built forms that are materially out of scale with established neighborhoods and priced beyond the reach of middle income earners.

In my view, the cumulative effects of developments like 1114 Munro Street—should they be replicated across an increasing number of lots in the months and years ahead—represent a **substantially** greater and more enduring risk to community character and livability than STRs, which tend to be more limited in scale, more reversible, and more readily adjusted through policy over time- noting that of all the STRs in the area that I know about, the reality is you'd never even know they are there!

I raise this not to diminish the importance of the STR discussion scheduled for next week, but to suggest that community feedback I witnessed at the December STR open house surely supports a timely resolution through simple alignment with Provincial guidelines—allowing homeowners to operate STRs within their primary residences while enabling Council to refocus effort and resources on the more pressing matter of SSMUH implementation and alignment with legislative intent.

As ever, happy to discuss further or to walk through supporting material at your convenience.

Regards,

**Matt Brandwood**



## Victoria McKean

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**From:** Anne Dickinson  
**Sent:** March-13-26 2:28 PM  
**To:** Bill Brown; Terése Finegan; Victoria McKean; Deb Hopkins  
**Subject:** FW: Written Submission – Short-Term Rental Bylaw Review  
**Attachments:** Submission\_to\_Council\_STR\_Bylaw\_Esquimalt.pdf

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**From:** Matthew Brandwood [REDACTED]  
**Sent:** March-12-26 2:35 PM  
**To:** legislativeservices@esquimalt.ca; corporateofficer@esquimalt.ca  
**Cc:** Council <Council@esquimalt.ca>; Bill Brown <bill.brown@esquimalt.ca>; Development Services General Delivery <Development.Services@esquimalt.ca>  
**Subject:** Written Submission – Short-Term Rental Bylaw Review

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor, Members of Council and Staff,

Please find attached my written submission regarding Esquimalt's Short-Term Rental (STR) bylaw, provided in advance of Council's review which I believe is scheduled for next week (16th March)

[REDACTED] unable to attend in person or online so respectfully request that this submission be **received as correspondence and included in the Council record** for consideration as part of the STR bylaw review.

Please feel free to reach out if you have any questions.

Thank you for your time and consideration.

Sincerely,

Matt Brandwood  
361 Kinver St, Esquimalt

## Submission to Council – Short-Term Rental Bylaw Review

*Prepared for Council consideration in advance of the final review of the Short-Term Rental (STR) bylaw.*

### Executive Summary

This written submission is provided to Council in advance of the final review of Esquimalt’s Short Term Rental (STR) bylaw, which I understand is scheduled for the week commencing March 16. It reflects both the community feedback captured through the November 2025 open house engagement boards and my own views, which are closely aligned with the themes expressed by attendees.

Those engagement boards conveyed an unmistakably clear signal. Participants identified the following items as “Extremely Important”:

- the creation of STR accommodation for non resident workers and visitors; and
- the provision of homeowner flexibility and supplemental revenue options.

It cannot reasonably be argued that any counter signal of remotely comparable strength emerged from responses to the other questions or from the written comments.

Qualitative feedback only reinforced this direction. Written comments consistently framed STRs as a household affordability tool, emphasized primary residence based operation, and referenced enforcement and fairness considerations rather than opposition to STRs in principle.

While attendees were asked about parking, noise, garbage, and neighbourhood character, responses did not suggest concern about material or systemic harm arising from STRs. In my view, such impacts are more commonly associated with problematic long term tenancies than with well managed, primary residence STRs.

Taken together, the engagement indicates **broad—if not overwhelming—community support for permitting STRs in Esquimalt** when tied to primary residences and governed appropriately. Accordingly, this submission **urges Council to recognize both the will of the community and the affordability realities residents** face every day, including the recent 12% increase in property taxes (with a further 10% increase scheduled next year), and to **align the STR bylaw with Provincial guidance** in order to support necessary flexibility and the ongoing livability of the community.

## Purpose of This Submission

I am unable to attend the upcoming Council meeting in person and am therefore submitting the following comments in writing. This submission is based on a review of responses at the open-house, and to clearly state my own views, which are fully aligned with the themes and signals expressed by participants during that engagement.

## What the Community Said – Quantitative and Qualitative Engagement

The dot-placement and written feedback boards conveyed a clear and consistent message. In particular, the community rated both the following goals as extremely important:

- creating short-term rental accommodation for non-resident workers and visitors; and
- giving property owners options for more revenue, control, and flexibility.

These responses were not marginal or divided; they were **overwhelming and unambiguous**.

Other impact areas reviewed — including housing protection, neighbourhood character, parking, noise, and garbage — did not present a counter-signal strong enough to negate that message. Where responses were more neutral, the questions themselves were less clearly worded and did not directly attribute impacts to STRs.

Qualitative comments, particularly on the ‘Any Other Thoughts’ board, reinforced these findings. Written feedback frequently framed STRs as a means for residents to remain housed and manage affordability pressures, emphasized primary-residence-based STRs, and raised enforcement and fairness as governance issues rather than as arguments against STRs in principle.

**In closing, it is important to note is that neither the dot exercise nor the written feedback revealed a dominant call to prohibit STRs outright.**

## Alignment With Provincial Direction

The context of this engagement was Esquimalt’s review of its STR bylaw and whether to more closely align with Provincial guidance — particularly guidance that permits STRs within or on a homeowner’s primary residence.

When viewed in that context, the community’s feedback can reasonably be interpreted as affirmative. **Participants were not debating whether STRs should exist**, but how they should be scoped, managed, and enforced.

## Personal Perspective – Affordability Reality

My own views align closely with what was expressed through the engagement boards. Property taxes continue to rise, the cost of living continues to increase, and wages have not kept pace. Households are adapting in pragmatic ways: both partners working, side hustles or second jobs becoming commonplace, and people working later into their senior years. These are visible realities in our community.

The Province has rightly identified that the housing crisis is fundamentally an affordability crisis. Allowing short-term rentals tied to primary residences provides residents with a legitimate, flexible way to help meet housing costs and remain in their homes. For many (possibly most) households, STR income is not discretionary — it is stabilizing.

### STRs and the Housing Supply Narrative

Short-term rentals are frequently positioned as a primary cause of housing shortages. In my view, and consistent with community feedback, they have become a convenient scapegoat. There are not enough STRs in Esquimalt — or in Greater Victoria more broadly — to have a discernible impact on overall housing supply. To the extent that some units might otherwise be long-term rentals, many property owners, including myself, are deterred by the imbalance within the Residential Tenancy Branch system, which appears to have evolved into more of a tenant-advocacy body rather than a neutral arbiter.

### Nuisance, Parking, and Neighbourhood Concerns

Arguments that short-term rentals materially worsen parking, noise, or garbage are not supported by either the engagement results or lived experience. STR guests are typically short-term visitors whose activities largely occur outside the home — visiting family, dining out, or attending events — rather than hosting gatherings or generating ongoing neighbourhood impacts. In addition, the review-based nature of STR platforms provides a built-in accountability mechanism that encourages respectful behaviour.

To the extent that an occasional problematic STR guest may occur, that presence is temporary. By contrast, a problematic long-term tenant — protected under the Residential Tenancy Act — can continue disruptive behaviour for extended periods with limited recourse available to neighbours or property owners. This distinction is often conveniently overlooked in discussions about neighbourhood impacts, yet it is highly relevant to an honest assessment of the comparative impacts of short-term rentals versus the suggested alternative of traditional long-term tenancies.

### Conclusion

**Taken together, the engagement boards and written feedback leave little ambiguity regarding community direction and demonstrate overwhelming support for allowing short-term rentals in Esquimalt** when appropriately regulated, particularly when tied to primary residences.

The engagement demonstrates little to no opposition, and no serious concern, that STRs are—or may be—materially harmful to neighbourhoods. Rather, it reflects a community seeking pragmatic, balanced policy that recognizes affordability realities while maintaining livability.

# 1. The Issue

## What is a short-term rental (STR)?

Short-term rentals like Airbnb are the rental of a residential home - or one or more rooms within it - for a short time.

Short-term rentals are different from traditional Bed & Breakfasts because they usually involve the rental of an entire home (not just a room), and the host often isn't there.



## Context

**Short-term rentals are currently prohibited in Esquimalt unless you get special rezoning and can comply with legacy "Bed and Breakfast" regulations.**

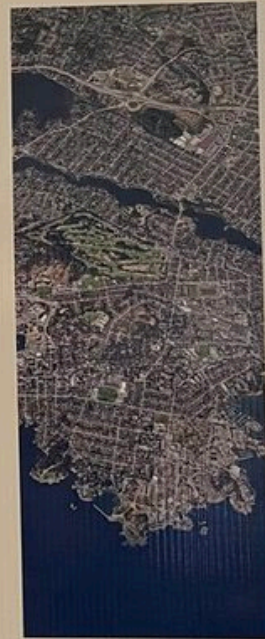
Right now, only 6 properties have this special B&B zoning, with two active business licenses. Despite this prohibition, there are dozens of local short term rental listings on Airbnb, VRBO, etc.

Moreover, the Province of B.C. has its own restrictions on short-term rentals, designed to protect housing availability and affordability.

In this context, the Township is working to update its bylaws to better reflect the nature of modern short-term rentals, and make it easier to legally operate, while staying within the bounds of provincial legislation.

**As a first step, we'd like to better understand resident and business views on the potential impacts of short-term rentals like Airbnb – both positive and negative.**

Your feedback will inform a "Short-Term Rental Options Report" that will go to Council in early 2026, with opportunities to provide additional input.





### 3. Impacts of Short-Term Rentals

With these impacts in mind, how important are the following goals to you?

VOTE WITH A DOT

Creating STR accommodation for non-resident workers and visitors



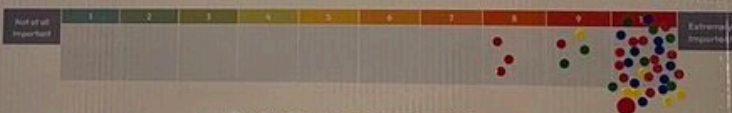
Protecting long-term housing for residents



Protecting the residential character of neighbourhoods



Giving property owners options for more revenue, control, and flexibility



Protecting on-street parking



Avoiding nuisances like garbage and noise



## 4. Interested in Operating a Short-Term Rental?

If so, what type of unit(s) would you like to operate?

Below, "principal residence" means the specific unit/suite of rooms that you live in more than any other place during the year. It doesn't include any separate suites on your lot (basement suites, detached accessory dwelling units/detached suites, etc.). "Home lot" means the lot that your principal residence is on.



One or more rooms in your principal residence  
(while you're there)



Your entire principal residence  
(while you're away)



A separate suite on your home lot  
(separate from your principal residence - this could be a secondary suite, a detached suite, or perhaps the main suite)



A unit that is not on your home lot



## Why are you interested in operating a short-term rental?



Write your thoughts on a sticky note and add them in the space below.  
Feel free to add a check mark or sticky dot to show support for thoughts already present.



I would like separate SR legislation to align with recent provincial legislation that allows SROs with conditions

I was running over in my home that was well priced for who wanted to have a room to stay in I had kitchen

I would be able to rent my property to well have a lot of there are no restrictions on legislation in regards to people wanting to rent a room in their home  
SR for people in towns between selling & buying properties  
Use of my space when I want or need it  
SR supports home based workers

1) Being an airbnb property is still making some income  
2) I love Bognall & would love to share this wonderful community with others  
3) My family has used Airbnb's which is a great way to see the world & it's so important to have a nice community  
4) will help to make a more positive water affordable

SR (SR) and (SR) will be a great way to see the world & it's so important to have a nice community

## 5. Regulatory Options

Provincial rules mean that – without a special exemption – Esquimalt cannot allow short-term rentals except for up to two units on one's principal residence/home lot (including one's home dwelling unit plus up to one additional dwelling unit like a detached suite).

In this context, the Township has three basic options:

1. Status quo (mostly prohibited)
2. In-home permissions (like Victoria)
3. Home lot permissions (provincial default)

Council has previously directed staff to move on from the status quo. Understanding that these options will be further developed at a later date, in these early days, *what basic approach would you prefer?*



### In-Home Permissions

Short-term rentals would be allowed in the specific dwelling unit/suite of rooms that the operator uses as their home (not including any secondary/basement suites in the same building or detached suites on the same lot).

- "Home" means where the operator lives, for example, at least 6 months in a calendar year.
- You could rent your whole home when out of town.

**Impacts:** This option provides the strongest housing protections (no lost housing), and homeowners can still short-term rent their home unit, but there is no flexibility to use separate suites as short-term rentals.

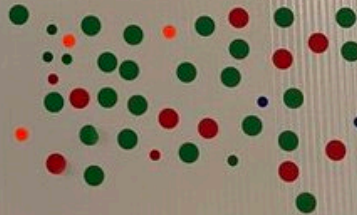


### Home Lot Permissions

Up to two short-term rental units would be permitted on the operator's home lot, including: (1) their home dwelling unit (the whole unit or a portion thereof), and (2) up to one separate unit like a secondary suite or detached suite.

- "Home" means where the operator lives, for example, at least 6 months in a calendar year.
- 2 STRs allowed per household, on their home lots.
- For duplexes, condominiums, etc. "lot" refers to the specific ownership parcel, not the entire building.

**Impacts:** This option would decrease housing supply in Esquimalt (particularly of secondary suites and detached suites), but there would be more options for visitors, and homeowners would have more flexibility over the use of their units.





## Victoria McKean

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**From:** Anne Dickinson  
**Sent:** March-12-26 4:02 PM  
**To:** Terése Finegan; Bill Brown; Victoria McKean; Deb Hopkins  
**Subject:** FW: Short term rental policy

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**From:** Stephen West [REDACTED]  
**Sent:** March-12-26 11:16 AM  
**To:** Corporate Services <Corporate.Services@esquimalt.ca>  
**Subject:** Short term rental policy

CAUTION: This email originated from outside of the Township of Esquimalt Network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

As a resident of Esquimalt, short term rentals are hurting the rental market in Esquimalt. Corporate landlords take over land and build rentals or buy up existing rentals and jack the rents up. They would rather it sit empty then try to fill with a move in incentive to entice potential renters.

As a renter I have been renovicted. And trying to find a place in this area was stressful and very hard to find. I was lucky enough to find something in time but at that time, one of my options was a short term rental that was 3500 a month. Who can afford these prices? Allowing them to come back/ continue (as it is still happening just not as easily noticeable) would just create more of this type of pricing. Middle class and fixed income residents would be force to move out of Esquimalt and even the CRD as no one could afford these ridiculous prices.

Regards  
Stephen