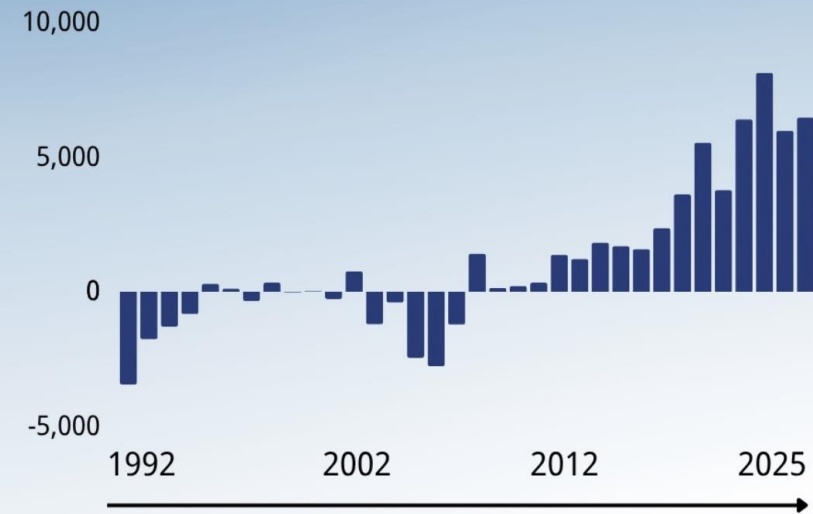


STR Esquimalt

(Short Term Rentals)

BC is building more rental homes than we've seen in decades

Net change in purpose-built rentals by year



RTB Residential Tenancy Branch



Provincial Government Agency that administers the Residential Tenancy Act.



Policies & Guidelines for protecting long term housing is **ALREADY** in place!
Municipal involvement is not needed to protect existing long term rentals –
RTB already enforces legislation that protects long term renters.



Example – if homeowner wanted to change suite from long term to short term rental they would not be able to enforce an eviction for this reason – long term renters are already protected.

Township of Esquimalt Economic Drivers



Every year we attract thousands of people to local events, Rib Fest, Jazz Fest, Curling events, to name a few.



These people have no where to stay. By shutting down short term rentals we are limiting these visitors to staying in other parts of Greater Victoria – driving money out of Esquimalt.



We need short term rentals to keep these events alive and keep the money IN Esquimalt, not driving people back to Victoria to stay the night in a hotel.

Township Policies



Currently Esquimalt allows 30 day furnished rentals. The proposed 180 days would make it impossible to operate furnished “mid-term” rentals that are DESPERATELY needed.



Secondary suites are not stand alone AirBnbs. They are not condos or rentals operated from afar. They are suites that exist in our personal residences. We live closely with the guests or tenants in our suites. Suites should not be regulated like a stand alone SFD or Condo.

Protecting Long Term Housing



We have been hearing that we are short on rentals for a long time and that has changed.



It is not up to homeowners to come up with long term housing. It's up to Provincial legislation, and BC has been adding so many rentals we're about to experience too many rentals.



Rental prices have already been driven down as a result of so many rentals coming to the market.



Supporting current homeowners IS protecting long term housing.

30 day Furnished Rentals

Supporting local is supporting mid-term furnished rentals.

Locals are the number one renter of 30 day furnished rentals. Not tourists, LOCALS.

Locals are renting furnished rentals for the following reasons:

Fire & Flood are the number one reason locals need a furnished rental. They do not want a 100sf hotel room while they have to operate as a family or professional in the area. They want a kitchen, parking, laundry facilities, a place for their pets. Hotels can not provide this.

30 Day Furnished Rentals Cont.



Other reasons locals are needing short/mid term rentals include people who are from up island and need to be close to Victoria for Radiation therapy or other medical reasons only provided in the capital. We have hosted many people who need a suite or apartment for recovery and respite.



Many people who operate a short term rental in their suite need the flexibility for family that comes to visit part time in the summer or holiday season. We need the flexibility for that reason.



180 days is too long for someone looking for a home between home for flood, fire, renovation, rental while looking for long term or medical procedures/radiation therapy.

30 Day Furnished Rentals Cont.



Part time renters want to stay while they are looking for long term housing.



In the past 18 months as a Realtor I have placed 5! Medical professionals in long term housing in Esquimalt because they were able to stay in my suite short term while they looked for long term housing.



In my suite alone I have helped attract and bring to Esquimalt a Doctor, Nurse, two Healthcare Informatic Specialists and one Sonographer in just the last 18 months alone. They all purchased or now rent in Esquimalt. They came from out of province. They would not be here if they did not have a place to stay while they found their long term space.

Esquimalt – Progressive in Development, Not so progressive in protecting Homeowners



We've seen Esquimalt allow the development of hundreds of new homes in the past couple of years, bringing to market infill buildings that affect current existing homeowners.



Infrastructure has been strained, there is no parking as a result of new condos – NOT short term rentals in existing houses.



Furnished suites are needed to house the people displaced from building completion dates as well!



Protect existing young families and home owners, give us a reason to protect existing housing stock by allowing us to afford our homes.