



Mayor and Council Feedback

Case number: s.22(1) Personal and Confidential Case created: 2017-10-01, 10:11:00 PM

Incident Location

Address: s.22(1) Personal and Confidential
Address2:
Location name:

Contact Details

Name: Denise Daley
Address: ,
Address2:
Phone: Email: s.22(1) Personal and Confidential
Alt. Phone: Preferred contact method: Either

Request Details

1. Describe details (who, what, where, when, why):

I wanted to comment on the proposal to legalize airbnb in Vancouver. I am writing to urge the mayor and council to continue the ban on airbnb for strata properties, especially low density townhouses. Legalizing the airbnb for townhouses has a very significant impact on neighbours and the common property. It is one thing for single family detached homes as the impact on the neighbours is minimal and for large strata properties that allow rentals there are a lot of rentals so airbnb has minimal impact.

It is a very different story for low density townhouses and duplexes as one owners decision to rent on airbnb affects all the neighbours. I recently purchased a townhouse in a triplex in Kits, my upstairs neighbour has been renting their unit on airbnb. The past year they took their kids out of school for a year long around the world holiday and rented their unit. When

not away they rent it whenever possible and either stay at their property in Whistler, one of their rental units or with family. I had my unit damaged by one of their renters and we have had renters who have smoked and caused major disruption. I have complained to the city about the issue and I have also raised objections with airbnb. Airbnb is working with me to try and prohibit them from posting their unit for rent but this would all change if the city were to legalize airbnb. I am not wealthy, I have a crippling mortgage and I don't wish to incur the wear and tear and safety concerns associated with one of the 3 owners renting their unit on airbnb. Please consider the impact on neighbours when drafting the legalization of airbnb in Vancouver.

2.	Type of feedback:	Negative
3.	Department:	Mayor and Council
4.	Were any other cases or service requests created as a result of this feedback?	No
5.	If Yes, provide case number(s) or other relevant details:	
6.	(Don't ask, just record - did caller indicate they want a call back?):	Unknown
7.	Select category:	Housing and Homelessness
8.	Select topic:	Short-term Rentals
9.	Specific area of concern:	Airbnb
10.	Neighbourhood:	Kitsilano
11.	Original Client:	Denise Daley
12.	Original Email address:	s.22(1) Personal and Confidential
13.	Original address:	

Additional Details

Map and Photo

- no picture -

EN

FYA to:

Kennett, Bonnie

From: J K <keyes.joshua@s.22(1) Personal and Confidential>
Sent: Thursday, October 19, 2017 6:05 AM
To: Public Hearing
Subject: I am anti Airbnb

I support your efforts to not allow Airbnb.

Sent from my iPhone

Kennett, Bonnie

From: Mayor and Council Correspondence
Sent: Wednesday, July 12, 2017 10:15 AM
To: Public Hearing
Subject: FW: My concerns about restrictions for STRs in secondary suites

From: Tim Plommer s.22(1) Personal and Confidential
Sent: Wednesday, July 12, 2017 10:01 AM
To: Mayor and Council Correspondence
Subject: My concerns about restrictions for STRs in secondary suites

Dear Mayor & Council Mayor & Council ,

As a resident of Vancouver and someone who occasionally shares my home, I am extremely disappointed to see I will not be allowed to host in my secondary suite based on the city staff's recommendations.

Families like mine use these spaces in their homes for various reasons which require flexibility and would not allow for a long-term tenant. In times we are not using it, we intermittently offer the space on a short-term basis. Many of us are using the income from hosting in these spaces to help pay for our mortgages, home repairs and property taxes.

I encourage and implore you to reconsider restricting short-term rentals in secondary suites.

Regards,
Tim Plommer

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Kennett, Bonnie

From: Shelley Austin 5.22(1) Personal and Confidential
Sent: Wednesday, October 11, 2017 9:58 PM
To: Public Hearing
Subject: Registering

Categories: Yellow Category

I would like to register to speak at the upcoming hearing on Tues Oct 24th at 6pm at City Hall.

I have a secondary suite and feel the city should not limit owners from renting their suites short term. I, for one, need to have the flexibility to rent short term so the suite is available for family when they come into town. Also, our only washer and dryer is in the suite and I need to have access once a week, so short term rental is the ONLY option. After all, my home isn't allowed to have a legal suite, so I am sharing my in-law suite with people that are here for a short visit and need more than a hotel room (they get a kitchen and living area for more comfort).

Thanks,

Shelley Austin

5.22(1) Personal and Confidential

Kennett, Bonnie

From: lynn smith s.22(1) Personal and Confidential
Sent: Thursday, October 19, 2017 9:16 AM
To: Public Hearing; Erik Gretland
Subject: Spam: re airbnb

Dear Mayor and Council members

We are the owners of a lovely Airbnb in your fair city. We are able to take 5 guests from all over the world. Our condo is worth almost 1 million dollars, so it is not a low income rental. We are scrupulous at following all the rules and keeping our guests happy. Many of our guests complain about the high costs of hotel fees in our area at 400 dollars and up a night. They also say that there are no rooms available anyway. Earlier this summer my husband contacted City Hall and Tourism BC to buy the licensing and pay the appropriate fees, but no one could help him. Our guests come to Vancouver and spend a huge amount of money on all the attractions we have to offer, including side trips, cruises, railway travel, restaurants, shopping sight seeing etc. That is a lot of tourist dollars spent and would you like them to spend this in another city. Please don't kill the tourist industry in Vancouver. With proper regulations and appropriate fees this will be a win win policy.

Yours Erik and Lynn Gretland

Kennett, Bonnie

s.22(1) Personal and Confidential

From: Mary Downe
Sent: Friday, October 20, 2017 6:37 AM
To: Public Hearing
Subject: Airbnb

I think people should be allowed to rent out rooms in their home or to rent out their home while away on vacation.

I feel strongly that people should not be allowed to rent out an apartment or condo or house year long on Airbnb.

Mary Downe

Sent from my iPad

Kennett, Bonnie

From: Debbie Shimizu s.22(1) Personal and Confidential
Sent: Thursday, October 19, 2017 7:25 AM
To: Public Hearing
Subject: Airbnb hearing (AIRBNB and short term housing for Visiting/International students)

We are a senior couple with no children who live in a big single family house on the West side of Vancouver. For many years we have been providing short term accommodation to visiting medical students coming to Vancouver to take their electives (3-6 weeks at the hospitals nearby (Women's, Children's, VGH). On occasion we have housed international and/visiting students attending UBC for longer periods. All our students have found us via our advertisement through the UBC Faculty of Medicine Housing site or the AMS (UBC) Rentsline.

We provide a small one room bachelor suite in our family home, has a separate entrance and is fully furnished and equipped right down to furnishings, linens, all kitchen and cleaning supplies so that a visiting students needs only to bring their suitcase. The suite is not suitable for your average renter who has lots of possessions as the suite has only a closet suitable for suitcases, not cartons of belongings and "stuff."

On March 31, 2017, our student at that time, had just completed his Master's program and was returning to his hometown of Calgary to begin a PHD program in the field of Biodynamics. We re-listed our ad our ads both on the Faculty of Medicine and UBC sites in early March.

To our dismay received NO REPLIES from either ad. The rent had only been raised once in 7 years so cost was not a factor. We couldn't believe it! Up until then, we had neither used or contemplated becoming involved with AIRBNB in any way.

As an experiment, I placed an ad with Airbnb in April 2017 and by the end of April had found my first student, a female primary teacher (CB) from Tumbler Ridge, BC, who is staying with us for 8 months to take a special reading training program sponsored by her school district. Her program was starting In September.

The students now look to AIRBNB for accommodation! CB had never been to Vancouver before, was leaving her husband and 2 children to come to the coast for the training program and could think of no other way to find a temporary place to stay. Somewhere safe, convenient to school and that was fully furnished and equipped so that she didn't have to bring very much.

As with others, she felt that AIRBNB could provide a safety net and recourse should a problem occur. Until she arrived, we had a series of short term single visitors, usually young and on a budget. With the exception of one, all we responsible, respectful and absolutely delightful. As ardent travellers, my husband and I love meeting new people from around the world. We must be doing something right as all our reviews are excellent.

THIS IS OUR HOME! We live in our house and are very selective. We are not renting out multiple rooms. This is not a big business. Our suite is too small for the average renter. We are not taking housing away from locals. Students cannot afford to stay in hotels so we are not taking business away from them. If we could not have short term guests, preferably students, we would rent our suite to anyone. Period.

Truthfully, we would prefer NOT to use AIRBNB. We had one problem with one guest and a damaged faucet and due to their security deposit system, received no compensation. However, that aside, students and tourists have now embraced AIRBNB as THE way to find temporary accommodation.

Regulate the use of AIRBNB if necessary but not in way to penalize the "small potatoes," honest, responsible host who is merely trying to provide a service to short term visiting students. The income generated is far less than Vancouver's exorbitant property taxes, running expenses, utilities etc. and comes in handy as a supplement to our pension in order to let us remain in pur home.

Many thanks for the opportunity to comment,

Regards Deb Shimizu

Kennett, Bonnie

From: JULIA RUDD 5.22(1) Personal and Confidential
Sent: Thursday, October 19, 2017 9:08 AM
To: Public Hearing
Subject: Home sharing

I am writing to express my concern about too many restrictions being put on homeowners who wish to share their primary residence for extra income.

This should be a right as a home owner and government should not be getting overly involved in the process.

Sincerely,

Julia Rudd

Sent from my iPhone

Kennett, Bonnie

From: Inge Mueller-Langer
Sent: Friday, October 20, 2017 9:19 AM
To: Public Hearing
Subject: Proposed STR regulations

5.22(1) Personal and Confidential

I am reaching out to you to express my grave concerns about the proposed approach.

The proposed policy direction unfairly places the burden of the rental crunch onto homeowners. The city should expand its view of affordability to include homeowners who have had their municipal taxes rise by, in our case, 60% in the last three years alone. This is on top of the threat of rising interest rates, and the high cost of living in this city.

As well, I see several problems with the proposed policy approach:

- 1) It is inappropriate for the city to have one definition for Principle Residency for the Empty Homes tax and another for the STR regulations. This inconsistency in your definitions is not only unfair, it opens the city to a legal challenge on both policies.
- 2) I find it highly offensive for the the city to tell me that I must use my secondary suite for long term rental. Who lives in that space deeply and directly impacts my family and my neighbours. This an affront to my property rights as a homeowner.
- 3) Saying that I, as a homeowner, cannot use my space for STRs but a tenant of mine could do so is mind-boggling to me and anyone I mention this to.
- 4) The City of Toronto has just allowed STRs in secondary suites as they agree that the city should not be interfering with homeowners' rights by quasi forcing them to rent part of their property out long term. The City of Seattle is re-working its policy to allow STRs in ADUs as they recognize that disallowing them has made next to no difference in that city's vacancy rate while having huge unintended negative impacts on their citizens.
- 5) Your proposal shows a lack of recognition that property use changes over time. Homeowners should not be asked to continuously provide rental housing for citizens when it best suits their family to use their space differently. After providing long-term rental for about 17 years, I can assure you that our family will no longer be able to provide this kind of housing, with this policy in place or not. We need flexibility in the use of our space and will never have a long term tenant again. Our son will soon move into the space, and we now house family members and friends when they come to visit, and also support the arts by allowing visiting artists to use the space for free. Despite all of this, we still need to help pay our ever-increasing bills in this extremely expensive city. For us STRS are a win/win as they help us to manage our expenses while injecting tourist dollars into our neighbourhood (the Drive, which is traditionally non-tourist) while allowing us to share and use our home in a way that works well for our family.

I hope your new regulations regarding STRs in Vancouver will target those people who are buying up condos and whole houses to put on the STR market instead of going after homeowners who are just trying to make ends meet in our expensive city.

Inge

Kennett, Bonnie

From: Darren Stott [REDACTED]
Sent: Friday, October 13, 2017 1:37 PM
To: Public Hearing
Subject: Short term rentals

Hi

Unfortunately I am unable to attend the public hearing so am submitting my statement.

As a family of 4, with 2 young children, we are very empathetic to the housing issue in Vancouver. Both the price of housing and the availability. We are happy to see things being finally done with various policies. We do support some restrictions on Airbnb rentals, but not the restrictions put on people's own homes. We have been renting our basement suite on Airbnb for the past 12 months and can talk from experience.

The biggest impact it has had on our family is the additional income it has provided us. We earn twice as much through Airbnb than from long term rental. This has allowed us to renovate our house (employing local contractors) and also allowed us to contribute more to our retirement and education savings (which has been hard for us to do as I am self employed). I know other families who use the additional income to pay their mortgages and be able to afford homes they wouldn't normally be able to afford in this very expensive city.

The second reason we decided to do Airbnb was to meet people from around the world. We have had such a great experience renting Airbnb, we wanted to be renters ourselves. This was a gamble as you are inviting strange people in to your own home. However, it has (so far) exceeded our expectations. Some of our guests are now friends we keep in touch with. We have hosted and met people from Mexico, Israel, Brazil, Japan, Philippines, US, Germany and other parts of Canada. I can not put a value on that experience for our children. It also may sound a cliché, but the experience has increased my faith in humanity.

The final reason became apparent after we starting renting. Some of our guests have stayed with us for a month or more as they were moving to Vancouver. We even provided help to the new immigrants (as we were ourselves many years ago). Our guests have stated how much they love staying in our suite, because it is in a neighbourhood and they are staying with locals. Some guests have stayed with us just because it provides that extra bit of safety staying in a family home.

Thanks for allowing me to express my experience.

Darren Stott

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Darren Stott
[REDACTED]

Kennett, Bonnie

From: Rick Wong [REDACTED]
Sent: Thursday, October 19, 2017 6:44 AM
To: Public Hearing
Subject: Airbnb opinions

Hi, I am a 65 years old retired Canadian who lives in Vancouver BC. I currently live in my condo in Vancouver downtown. I regularly rent out my other unused bedroom to Airbnb travellers to earn extra income to support my retirement living. Since my condo has two bedrooms and two bathrooms, there is enough space for four persons. Our strata also allow us to rent. I also report the income in my yearly tax return. I just don't understand why the city will pass a law to restrict me for renting my place out to short term for the following reasons:

1. I am the owner of this two bedroom condo which can accommodate 4 adults. I am not exceeding the number of persons residing in this place.
2. There is no safety and health concern since the condo is designed to accommodate at least four persons. I have included the short term rental in my condo insurance coverage,
3. I am using my asset to generate income to support my life.
4. I report the income in my yearly income tax to federal and provincial government.
5. The short term Airbnb does not impact vacancy available for rent.
6. The short term Airbnb will make the hotel business more competitive. The cost of Vancouver downtown hotel is getting ridiculously high.
7. The whole world is doing Airbnb short term for travellers. Why would Vancouver doing thing different than other major cities?

Regards

Rick L. Wong P. Eng.

Kennett, Bonnie

From: Shannon Shearer [REDACTED]
Sent: Thursday, October 19, 2017 9:08 AM
To: Public Hearing
Subject: Short term rentals

To whom it may concern;

I understand that people want to ban the idea of sharing your house in Vancouver but if that's what happens majority of people will not be able to afford the rent. The only way I was able to afford where I live over the summer was because I rented a separate unit out to Airbnb this unit is not a legal lysed unit so it can't be rented out on going and also I need it for the future use of my home daycare facility. If I was not allowed to rent out that space part time to Airbnb guests I would've had to move sometime in July. I feel like this is the concern for Manni home renters in Maine Couver because the cost of renting a house or apartment is very very expensive. I am a single mother and only parent I work 60 to 70 hours a week and I can't afford the rent of my house sold me on my own. Yet if I lived in apartments the cost of Hydro and gas with nearly reach the same as I'm paying in rent for my house so I don't have much options in order to live in Vancouver. For them more when I do rent short-term too yes it is basically just that it is for short term rental it brings an extra money over the summer so that I can offset my rent until December and it's never meant to be rented out throughout the entire year. This option also helps many people coming to live in Vancouver who are looking for a stable rental space and want to come here first in order to look around and see what area they want to living. I generally rent short-term to people from anywhere for from 2 to 4 weeks as they look for a stable rental space.

I feel that if you're going to make limitations on short term rentals in BC then there needs to be specific changes but that it shouldn't be banned completely.

Sincerely,
A concerned Vancouver renter

Not without prejudice
Sent from my iPhone

Kennett, Bonnie

From: Nicole [REDACTED]
Sent: Thursday, October 19, 2017 10:29 AM
To: Public Hearing
Subject: Home Sharing

Dear City Council,

Having lived in Vancouver all my life, I have witnessed the Vancouver housing market for a few decades. Everyone wants to live in and around this beautiful city. But now it's becoming more difficult with the prices soaring and many foreign investors coming in to grab a piece of our city. Those who live here and have a second piece of property are, no doubt investing in their family's future. I personally know several people who are doing just that.

Vancouverites who have invested in property are doing one of three things: renting long term, renting short term, using their properties themselves whenever they please. It seems extremely unfair to penalize these owners for the basic freedom of doing what they want with it. Does the City of Vancouver have the right to tell people what and how to run their lives? It sounds like a Communist government, don't you think? If you have a heart and a conscience, make the best and the right decision for beautiful Vancouver by allowing those with secondary properties the freedom to rent or stay in their home away from home without penalties. Keep life simple and the benefits will come to all. They always do.

Sincerely,
N. CHANG