

Kennett, Bonnie

From: Brian Anderson s.22(1) Personal and Confidential
Sent: Saturday, October 21, 2017 8:17 AM
To: Public Hearing
Subject: Airbnb - Brian Anderson Submission

Airbnb Story Line, Brian Anderson

Introduction:

My name is Brian Anderson and I wanted to share my story regarding Airbnb and specifically the positive impact it has had on my life, as well as future business opportunities for myself and family.

In telling my story I am not looking for pity in explaining the recent employment events I endured, but rather how using Airbnb as a host partner, I was able to regain confidence, dignity and a steady income stream to support my family.

Story Line:

As a 56 year old male, well educated and working in the Financial Banking and Insurance industry for many years, I was absolutely devastated 18 months ago after being let go from a major firm. More devastating was that this top tier Insurance firm was reporting stellar financial results, and continues to do so while systematically cutting costs through outsourcing fulltime Canadian positions offshore. Then, in many cases applying and receiving work visa's to bring people here to work in Canada for said positions at much lower salaries.

I was not the only person they let go at the time, dozens of others, demographically mostly men over 50 years old. To add insult to injury the company paid the base minimum severance allowable under law and immediately cut off our health benefits.

I hired a reputable law firm and tried to seek a better settlement but soon realized after spending thousands of dollars in fee's that my ex-employer had a large internal law department who were simply deploying delay tactics to increase my costs and rebutted any sort of enhanced settlement proposals.

In the end I simply could not afford to sustain long term legal action – they won!

I also approached Provincial and Labour standards bodies to try to understand if there is any protection / recourse for older workers terminated without cause, specifically from large Financial corporations, under Government regulation and protection. That was interesting as neither body could answer any of my basic questions nor determine whether it was a Provincial or Federal jurisdictional responsibility.

So, after explaining to my family that I had lost my job I applied for Unemployment Benefits. As working and contributing for over 30 years I expected this would be a straight forward process and would at least provide some income relief and support. I was awarded 38 weeks of unemployment insurance – minus the minimal severance pay. Ended up with less than 10 weeks of UI support.

Impact:

At this point I was very depressed, angry and simply perplexed on how to move forward. I had planned on the next 10 years of working, securing my company pension and prepare for retirement. That vision had now evaporated.

Bright Light:

Both my wife and daughter were so supportive and simply stated - you have provided us for 30 years, we are here to help you reinvent yourself! They spoke about my qualities of dealing with people and my strengths in other communicative business dealings.

Eureka – Airbnb! My wife, daughter and I had purchased a condo unit some years ago in a desirable city location. Intention was for our daughter to move there once she had completed her University studies.

Given such unexpected circumstances, our dear daughter decided to move back home which allowed me to host the Condo on Airbnb.

Originally sceptical, the results have been terrific!

Over the past year or so I have managed the property through Airbnb. We provide the best hosting experience with most attentive detailed service. Our place is constantly booked with absolutely great guests. We have entertained fantastic people from around the globe and continue to do so. Our guests typically stay 4-7 days with us. We rate as Superhost with Airbnb which is recognition of our partnership and continues to drive our business forward.

In working with Airbnb, the experience has been most professional. I know that as much as I gain from this working relationship, they do as well. Support team is fantastic and very attentive.

I have gained back my dignity and the small business income received through partnering with Airbnb is both rewarding personally and financially.

When speaking to guests they most often state that both the price point and more importantly the lack of hotel availability in the core city area is why they book with us. Without Airbnb services such as ours, most clients say they would have not either traveled to our city nor stayed as long.

Our guests support local business in our area as well during their stay, restaurants, museums, shopping, transit etc. , business lost if not for Airbnb

Closing:

In dealing with various city and municipal jurisdictions, I hope Airbnb can share my story. Both how partnering with Airbnb has helped myself through a life transition and most importantly how this service drives new economic growth in our communities.

Respectfully,

Brian Anderson

Airbnb Story Line, Brian Anderson

Introduction:

My name is Brian Anderson and I wanted to share my story regarding Airbnb and specifically the positive impact it has had on my life, as well as future business opportunities for myself and family.

In telling my story I am not looking for pity in explaining the recent employment events I endured, but rather how using Airbnb as a host partner, I was able to regain confidence, dignity and a steady income stream to support my family.

Story Line:

As a 56 year old male, well educated and working in the Financial Banking and Insurance industry for many years, I was absolutely devastated 18 months ago after being let go from a major firm. More devastating was that this top tier Insurance firm was reporting stellar financial results, and continues to do so while systematically cutting costs through outsourcing fulltime Canadian positions offshore. Then, in many cases applying and receiving work visa's to bring people here to work in Canada for said positions at much lower salaries.

I was not the only person they let go at the time, dozens of others, demographically mostly men over 50 years old. To add insult to injury the company paid the base minimum severance allowable under law and immediately cut off our health benefits.

I hired a reputable law firm and tried to seek a better settlement but soon realized after spending thousands of dollars in fee's that my ex-employer had a large internal law department who were simply deploying delay tactics to increase my costs and rebutted any sort of enhanced settlement proposals.

In the end I simply could not afford to sustain long term legal action – they won!

I also approached Provincial and Labour standards bodies to try to understand if there is any protection / recourse for older workers terminated without cause, specifically from large Financial corporations, under Government regulation and protection. That was interesting as neither body could answer any of my basic questions nor determine whether it was a Provincial or Federal jurisdictional responsibility.

So, after explaining to my family that I had lost my job I applied for Unemployment Benefits. As working and contributing for over 30 years I expected this would be a straight forward process and would at least provide some income relief and support. I was awarded 38 weeks of unemployment insurance – minus the minimal severance pay. Ended up with less than 10 weeks of UI support.

Impact:

At this point I was very depressed, angry and simply perplexed on how to move forward. I had planned on the next 10 years of working, securing my company pension and prepare for retirement. That vision had now evaporated.

Bright Light:

Both my wife and daughter were so supportive and simply stated - you have provided us for 30 years, we are here to help you reinvent yourself! They spoke about my qualities of dealing with people and my strengths in other communicative business dealings.

Eureka – Airbnb! My wife, daughter and I had purchased a condo unit some years ago in a desirable city location. Intention was for our daughter to move there once she had completed her University studies.

Given such unexpected circumstances, our dear daughter decided to move back home which allowed me to host the Condo on Airbnb.

Originally sceptical, the results have been terrific!

Over the past year or so I have managed the property through Airbnb. We provide the best hosting experience with most attentive detailed service. Our place is constantly booked with absolutely great guests. We have entertained fantastic people from around the globe and continue to do so. Our guests typically stay 4-7 days with us. We rate as Superhost with Airbnb which is recognition of our partnership and continues to drive our business forward.

In working with Airbnb, the experience has been most professional. I know that as much as I gain from this working relationship, they do as well. Support team is fantastic and very attentive.

I have gained back my dignity and the small business income received through partnering with Airbnb is both rewarding personally and financially.

When speaking to guests they most often state that both the price point and more importantly the lack of hotel availability in the core city area is why they book with us. Without Airbnb services such as ours, most clients say they would have not either traveled to our city nor stayed as long.

Our guests support local business in our area as well during their stay, restaurants, museums, shopping, transit etc. , business lost if not for Airbnb

Closing:

In dealing with various city and municipal jurisdictions, I hope Airbnb can share my story. Both how partnering with Airbnb has helped myself through a life transition and most importantly how this service drives new economic growth in our communities.

Respectfully,

Brian Anderson - Airbnb Superhost

s.22(1) Personal and Confidential

Kennett, Bonnie

From: Jessie Ma s.22(1) Personal and Confidential
Sent: Saturday, October 21, 2017 1:03 PM
To: Public Hearing
Subject: About Airbnb: low-incomers who own one bedroom should be allowed to do Airbnb when they are out of town.

Importance: High

Hello there,

I am a one bedroom owner, I bought my apartment in 2007. I used to work as a retail sales assistant, I started to do Airbnb this summer when I was out of town for three months, here are some reasons I have to do Airbnb: First of all the Strata fee has increased from \$198 to \$365 a month in past ten years, plus some special levies such as building rehabilitation, roof repairing which I had paid over \$30,000, and will pay another 30,000 in next 4 years respectively. Secondly the inflation has increased much faster than my wage does. Thirdly with aging the cost on medication has been increasing too.

I heard that Airbnb only allowed when owners can stay with guests, my situation is as a 600 feet apartment owner its quite difficult to share with guests and I can't afford to buy two bedroom apartment, I do Airbnb only when I am out of town. My purpose to do Airbnb is to HELP AT HOME, to get both ends meet, NOT to get richer, NOT to become a burden on society.

To live in Vancouver is getting more expensive, I am hoping ordinary people like me can survive in Vancouver, can keep a place to live, Vancouver government has obligation and responsibility to make sure that Vancouver is not just for rich people.

Vancouver should allow low-incomer people to do Airbnb with their one bed room when they are out of town! One bedroom owners should be allowed to do Airbnb in order to make their financial balance! One bedroom owners have rights to live better rather than squeeze with their guests! One bedroom owners need Airbnb more than rich people who have spare room to rent!

Thanks for your time, thanks for your understanding my situation!

Regards
Jessie Ma

Sent from my Huawei Mobile

Kennett, Bonnie

From: Eric Kristensen s.22(1) Personal and Confidential
Sent: Sunday, October 22, 2017 4:30 PM
To: Public Hearing
Subject: Short term rentals

Our housing supply is in crisis; rentals are skyrocketing, wages remain stagnant. It is time to ban short-term rentals that take permanent housing out of the marketplace and drive up rents. Enforcement is key; make it a priority to enforce regulations that limit short-term rentals and drive the speculators and high-return investors out of our housing market.

Eric Kristensen
s.22(1) Personal and Confidential

Kennett, Bonnie

From: Denzil Anderson s.22(1) Personal and Confidential
Sent: Sunday, October 22, 2017 11:03 PM
To: Public Hearing
Subject: Short-term rentals in Vancouver

Airbnb has been a wonderful platform for my family in this extremely expensive city! I would not be able to live here if I was not able to occasionally rent my apartment out.

I am an owner of a unit in downtown Vancouver, and it seems very unreasonable for the city to tell me what I can and cannot do with my own property, even when it is within the strata rules.

I use airbnb both as a host and a guest. I have met some very wonderful people who have become friends. The sharing economy is here, and Vancouver has to embrace it!

Please stop trying to micromanage people's lives when they are just trying to scrape by. I will not be able to attend the information meeting, I just wanted to say my 2 cents.

Kennett, Bonnie

From: Alice Chen s.22(1) Personal and Confidential
Sent: Sunday, October 22, 2017 11:19 PM
To: Public Hearing
Subject: Regulating Short-Term Rentals in Vancouver - Opposed

Hi,

I am writing to express my concern about the City of Vancouver applying too many regulations to airbnb short term rental. I own a single family house in Vancouver, the property tax has increased more than double in the past few years. As a professional working and living in the city, and not old enough to be qualified to defer my property tax, I need to find other way to support part of my annual property tax, house insurance and other house maintenance fee.

I share rooms through airbnb from my primary home when my family and I don't need to use the guest rooms. As a host living in the same house with my short term guests, I am very selected with my guests and I make sure the amenity I provided meet the airbnb standard to get good review from my guests. I don't see how my home will create "Health and safety risks to residents and tourists" who stayed over. Most of my guests are travelers who don't live in the city of Vancouver, I don't see how my short term rental to travelers will have huge impact to Vancouver's housing crisis on long term rental. Staying at the hotel is more than 300\$ a night in Vancouver, airbnb is the better option for tourists. I need to access the space I rent out to do my laundry once a week, which makes it impossible to rent it out for long term tenant.

I feel that the city of Vancouver is "punishing" at those who own properties in the city. First, with the raise of property tax dramatically more than double in the past few years. Second, applying more regulations to those who are trying to pay off this "huge" amount of tax through short term rental that generate extra income not even enough to cover the whole thing. When city of Vancouver is talking about housing crisis, it's really because there is no effective way to keep the housing price low as 10 years ago when everything was affordable for home owners and renters. I didn't have to think about renting out my spare rooms back then just to cover part of my property tax, and there were no "rental crisis" back then. This approach of the city makes me feel that you want to push your current residence out from the city – not able to live in Vancouver.

A. C.

s.22(1) Personal and Confidential



From: Alex Dagg s.22(1) Personal and Confidential
Sent: Monday, October 23, 2017 3:42 PM
To: Mayor and Council Correspondence; Public Hearing
Cc: Robertson, Gregor; Louie, Raymond; Jang, Kerry; Affleck, George; Reimer, Andrea; Carr, Adriane; De Genova, Melissa; Deal, Heather; Stevenson, Tim
Subject: Short-Term Rentals in Vancouver

Dear Vancouver City Council,

I am writing about the current proposal to regulate home sharing in Vancouver that will be discussed at the public hearing on Tuesday, October 24.

First of all, I commend the city of Vancouver for their hard work at building this regulatory framework. I also thank staff for recognizing home sharing allows Vancouverites to earn modest supplemental income while making a positive impact on economic development and tourism - Airbnb hosts and guests generated over \$400 million in economic activity last year in Vancouver.

We do have a few concerns that I would like to outline in advance of the public hearing.

Definition of principal residence

The definition put forward for principal residence is too restrictive. We ask the city to refine the definition to permit home sharing at a host's primary *Vancouver* address.

We believe the current definition could have unintended consequences and hurt Vancouverites who split their time between cities, without achieving your intended policy objective. An example of this could be a host who splits her time between Victoria and Vancouver for work. Their Vancouver home would never be available in the long-term rental market.

Secondary suites

We are also concerned about the effects of excluding secondary suites from the framework. Families are diverse and change over time, as do their needs for the extra space in their homes, including secondary suites.

We have hosts who use secondary suites to rent to university students only during semester months. We also have hosts who keep basement suites for the use of aging parents and adult children when they visit. As currently proposed, the bylaw would unfairly restrict the rights of Vancouverites based on a mistaken assumption these units would go into the permanent long-term rental market.

Additional burden for renters

As many members of council have indicated repeatedly, Vancouver is increasingly expensive, especially for renters. Renters also deserve the right to home share, so that they too have the ability to earn meaningful, supplemental income needed to pay the bills and afford to keep living in Vancouver.

The way the bylaw is currently written places additional burden on renters, and unnecessarily inserts the City between tenants and landlords. In an intensely competitive rental market, the current draft will only chill the ability of renters to home share and place them at a further disadvantage compared to Vancouver residents who own their homes.

One booking at a time

Finally, limiting hosts to offering only one booking at a time is unnecessarily restrictive. While it is understandable that commercial operations not be allowed out of a residential home, there should be some flexibility to reflect the diversity of families who benefit from home sharing.

I know a mother who lists two spare bedrooms in her house when her children are away at university who will now have to leave her second room empty. We ask the city to increase this limit to three bookings at any given time.

Conclusion

Ultimately, our highest priority is protecting our hosts, and their ability to continue to share their homes. City council has a responsibility to ensure the reason Vancouverites turned to home sharing in the first place is preserved - to help them afford to live in an increasingly expensive city while retaining the right to use the home they live in in a way that makes most sense for their families.

According to a poll we recently commissioned through CICIC Research, Vancouverites agree. Two-thirds (65%) of respondents with an opinion believe the individuals should decide how to use the space in their own homes, including secondary suites. Far fewer feel that this decision should be left to the city (22%) or the province (7%).

As the largest home-sharing platform in Vancouver we also believe we have a responsibility to earn social license. We want to be good neighbours and do our part to give back to the community.

In part, that means paying our fair share. That is why we asked the province to apply the Municipal and Regional District Tax (MRDT) on Airbnb listings.

As the first major Canadian city to regulate home sharing, we want to ensure Vancouver strikes a fair balance that protects housing affordability, facilitates innovation, drives the economy, and preserves the rights of residents. We support the general thrust of this bylaw, but believe it can be improved with a few simple changes.

Sincerely,



Alex Dagg
Public Policy
Canada

s.22(1) Personal and Confidential



Ludwig, Nicole

From: maya jakob s.22(1) Personal and Confidential
Sent: Monday, October 23, 2017 4:56 PM
To: Public Hearing
Subject: Home sharing/Airbnb

To City Council,

I am very concerned about the proposed restrictions to home sharing as I am finding it very difficult to stay in the city I love and have lived, worked and paid taxes for over 20 years! I work with at risk youth and children who have experienced domestic violence in a non-profit for over 13 years and I have loved the work and yet the only way I can continue living in the city and working in the field of social services is to utilize my space in a home sharing capacity. I tried renting out rooms and have many stories to share about the risks and challenges of opening up your home to renters, especially as a single women. Although I have had some good experiences the more recent experiences were quite challenging and often I had no recourse when issues arose that affected safety or even overall wellbeing of those in the home. I have had people not pay rent, take furnishing out of the home, sublet to others without permission, hide substance use issue that became very apparent after move-in had occurred. Frustrated and a little burnt out I took my neighbors recommendation of trying Airbnb. They raved about it and said they had no negative experiences. I started a little over a year ago...only during the summer months but it has been a lifesaver and it has allowed me to stay in my home and continue working in a non-profit where no one earns over \$25 an hour! We have masters degrees and work with the most vulnerable of children and youth...but this is another topic why anti-violence work is not valued in our society, back to the issue at hand. I have been able to stay working in my field, stay in my home and feel SAFE! This has been the biggest challenge with renters. Many would often say whatever they needed to get the place then would violate most of the rules after moving in, including rules and expectations around substance free/smoke free environments for the safety and wellbeing of others. With Airbnb I finally have been able to exhale and enjoy my home again. Guests have treated my place with the upmost respect and have not posed any safety issues or concerns. As a single woman trying to keep Vancouver my home.... I hope you consider those of us who work hard, have gone to school to improve the services we provide in the city, and want to stay living in Vancouver. Cost of living in going up, property taxes continue to rise and the average person has no way to increase their income to match the increase in cost of living. In addition Airbnb helps strengthen communities by bringing tourists into other parts of the city and not just the downtown core. Many of my guests share the places I have recommended which include many smaller shops and restaurants on the East Side. I think there are so many benefits for the city to encourage the continued growth of Airbnb. Many of my guests have been families or retired teachers, social workers and others whose retirement does not allow for \$300/night rooms. Airbnb has allowed travel for many families who would be restricted if hotels were the only option for travel. I think we need to start thinking out of the box, allowing for home owners and renters to get responsibly creative with their space that allows for a life in Vancouver. Vancouver is being called a city for the super rich, well for those of us who are not super rich, the city needs to remain our home too. If home sharing, allows me to keep Vancouver my home, why take this away?

Sincerely,
Tannis Jakob

Ludwig, Nicole

From: Ian Handy s.22(1) Personal and Confidential
Sent: Monday, October 23, 2017 5:11 PM
To: Public Hearing
Subject: short-term rentals

Hello,

I understand that there is a hearing October 24, 2017 regarding short-term rentals. I'd like to express my opinion about the proposed regulations. I am in disagreement with what is being proposed as I believe that folks with a second home ought to be able to use their property as they like and if this includes short-term rentals, then so be it. I don't believe that the city should be allowed to tell a resident how they can and cannot use their property. Short-term rentals are in high demand by tourists and business people. There are many economic advantages to the local economy, as the city has studied.

The economy is changing and the shared economy is no exception. When a resident is not using their second home, they ought to be able to "share" their space with tourists, ultimately bringing economic benefits to the city itself, while allowing the renter to make extra money to live in this very expensive city.

Services such as Airbnb are the new norm and now many, many people use it for their travel accommodations. I am in agreement that, should short-term rentals be allowed, a business licence would be appropriate. If Vancouver makes the restrictions too tight, I believe that people in the Airbnb community will pass on Vancouver as a travel destination if the rental stock is restricted as proposed.

Regards,
Ian Handy

Ludwig, Nicole

From: Toni Crow **s.22(1) Personal and Confidential**
Sent: Monday, October 23, 2017 8:20 PM
To: Public Hearing
Subject: Attention: Public Hearing - Short Term Rentals (STRs)
Importance: High

Thank you for the research and consideration undertaken by the City of Vancouver in this matter of short term rentals (STRs). Unfortunately, I am unable to attend the hearing but ask you to read my input below into your account. I can be available at another date / time if you have any questions.

As a Vancouver resident and someone who occasionally shares my home, I am extremely disappointed to see some families may not be allowed to host in their secondary suite or laneway home based on the city staff's recommendations. Personally, I believe if one owns a property, one should be able to rent any aspect of it - short or long term - provided it does not intrude unduly on their neighbours. (It should go without saying, all income should be reported as required.)

While supportive of some potential **regulations**, such as inspection and the enforcement of the existing business license requirement, I am concerned that regulations could become too complex for what is essentially a very simple service. If the vacation rental industry were **taxed** (and 3% may only be the start), we could see a fair portion fewer "vacation rental" travellers to Vancouver. If the process became cumbersome with regulations and hoops, there could be a reduction in the number of people offering STRs, also stunting the number of travellers. These people do bring money into the economy, as well as helping Vancouver residents make ends meet in our extremely expensive city.

Although I do not see this proposed for Vancouver in your documentation, but in case it comes up during the hearing, I do not support suggestions such as limiting the **number of nights** per year or the number of "registered" hosts or limiting hosts in specific areas. Why? What impactful purpose would this serve? What problem would it solve? They seem arbitrary and ineffectual suggestions.

Regarding providing **more affordable housing**, our suite, which is actually part of our home, cannot be rented full time as our house is small and we need it part of the year for ourselves, visiting friends and family, including aging parents. Thus, our suite may never be part of the full time rental pool. If, in the future, we were able to release it long-term, the price per month would be unaffordable for the majority of needful people. I suspect many other hosts may have similar stories.

Another factor we're learning, so many families live in small accommodations, that they have little or no room for visiting family. From my records I see that **almost 50% of our guests are grandparents and other relatives** visiting family in the area! Some return 3 or more times a year to see their grandchildren grow. They love the affordable, homey environment we provide right in their family's neighbourhood (no need for a car) and even that they are able to cook and entertain their loved ones in our suite to give their children a break.

People have been providing travellers shelter and helping make their own ends meet by hosting travellers for 100s of years. Today, vacation rentals are common all worldwide and provide an **attainable, rich experience** as an alternative to hotels and motels. We use STRs when we travel and love the more immersive cultural experience it brings.

Families like mine use 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 ourselves, we may offer the space on a short-term basis. As with many families, we use the income from **hosting to help contribute to our ability to remain in Vancouver** - to help pay for our mortgage, home repairs and ever-increasing property taxes (the cost of Vancouver homeownership is an issue of many levels and impacts). We are careful not to impact neighbours (many of whom have referred their friends and family as guests) and to provide a safe, clean and secure temporary home-away-from-home for our guests.

I encourage and implore you to reconsider restricting and over regulating or restricting short-term rentals in secondary suites (and laneway homes).

Best regards,

Toni Crow

Kennett, Bonnie

From: Peter s.22(1) Personal and Confidential
Sent: Tuesday, October 24, 2017 11:23 AM
To: Public Hearing
Subject: Short term rentals public hearing

Dear Mayor and Council,

Thank you for the opportunity to provide input on this challenging issue of short term rental.

First –I am in favour of short term rentals in Vancouver and I support some sort of regulation process to ensure it is safe and of an acceptable health and comfort standard.

However **I do not support the current proposal in its entire form-as it restricts the use of secondary suites for short term rental and I believe this is not only wrong but it will NOT achieve your goal-which is to provide more long term rental. Short term suites are NOT the problem.**

Secondary suites SHOULD be allowed (but licenced) for short term rental in someone's principle residence. Provided it is clean, safe and respectful of neighbours, the City should NOT be telling people what they can do in their own homes.

While I fully understand the rental shortage crisis in Vancouver I do not believe removing secondary suites from sort term rentals will solve this at all. In fact other cities have shown it does not.

I have been an air B and B host when illness forced me to look for an alternate way to be able to afford to stay in my house. I do not intend to put the suite to full time rental as it is just too invasive for my health, privacy and peaceful enjoyment of my home. We also use the space for ourselves. It houses our furniture and art collection and other items we have no room for in our very small house. Family and friends come to stay there when not used for guests-but it would not be suitable for long term rental-we just don't have the space for other people's furniture and storage requirements.

We only do it short term in the summer and then rent to visiting students or professors or others working here temporarily, for several months at a time in the winter, around our own schedule of use. All of the other people we know who do Air b and b, using their secondary suite are in similar circumstances and do not intent to rent it out full time. So apart from anything else it will NOT help the rental issue.

I am in favour of restricting short term rentals in apartment buildings, unless it is someone's principal residence. This alone I believe WOULD return some rental units-from those who purchased multiple units for short term rental purpose alone.

I have a suggestion:

Do a pilot project for one to two years-continue to allow secondary suites (but with a permit) to continue to do short term rentals but restrict the apartment/condo rental as per your recommendations (primary residences only). See what happens, if this does not help then you may want to consider other options.

Also it is not clear to me what is a suite? For example what is a "housekeeping room and sitting room"? if there is a partial kitchenette, like a "bedsitting room" as they are called in England, would this be allowable? If you remove the stove, is it no longer a suite? I suspect many people will do this, if so.

A few examples of the kinds of people I have hosted- apart from the needed income (which I report), it has been a wonderful experience to welcome people from around the world, many of whom could not have come if not for the

ability to cook their own meals as they could not afford to eat out or have very restricted diets. For those sorts of people a suite even with some limited cooking/meal prep is a great advantage over an expensive hotel.

Many of our visitors come to visit their families. We have had several families, with young children visiting their parents (the grandparents) who live locally and we have also had several grandparents visiting their children/grand children who live locally but have no space for them. This allows them to stay close by and walk to visit. We have also had people come for the birth of their first grandchild, along with their other adult child and a couple that came from India with their adult son to get him settled in UBC. We have had young couples moving here from other countries who needed a furnished place for two to three weeks, while looking for their more permanent home. (By the way, all of them found rental accommodation quite quickly within the City of Vancouver-and for much less than media reports would indicate they would have had to pay). In all cases we help people get around Vancouver, suggest places they go and have even taken people to the doctor when they became ill! Some have become friends. They shop in local groceries, buy local, go to the farmer's market, rent bikes or use the Shaw Bikes which they love!

We also, sadly had someone who came here who had a terminal illness and wanted a peaceful, calm place to be able to visit friends for one last time-and this memory will stay with us a long time as they enjoyed our space and the garden.

All this to say it is nothing short of a positive experience. Our neighbours are aware we do it and are in support. We choose who stays carefully and all are respectful, quiet and most do not have cars and the few that do park on the cross street where they do not hinder resident parking. We also allow pets, so people who travel with their beloved pets or are moving here with them have somewhere to stay- which is very challenging in Vancouver-and we have never had a problem.

Lastly on a few of your points regarding shared rooms in a house or apartment principal residence

- Restricting to only one rental unit per person- Some people who may have two rooms available in their house should be able to make two available. Often families travel together and this is an option they are looking for. Provided they are licensed I see no problem with allowing up to 3 rooms as per the Bed and Breakfast regulations. After all it is the same as Bed and Breakfast, just no breakfast!
- Also restricting rooms to only 2 adults. I have stayed in places where there is a large bedroom with an alcove with a single bed, that is perfect for a couple traveling with an adult child or a grandparent, and so I see no reason it should be limited to 2 people. Up to 4 could be permissible.

Thank you. I hope you will give this very careful consideration:

In summary

1. License air b and b/short term rentals- with reasonable safety regulations.
2. Continue to allow secondary suites to be part of Short term rentals, but with permits.
3. Allow more than one unit per house such as 2-3 bedrooms, so long as they are licensed and comply with safety and health regulations: (smoke alarm, fire extinguisher) etc regulations.

Remember, boarding houses, rooms for students, housekeeping rooms, along with Bed and Breakfasts, for short term purposes, have long been a part of Vancouver. Air B n B is simply a platform that allows people to offer this up in a way they can see who they are getting, get good insurance and feel safer than other random methods of advertising.

Regards
Peter Dixon

Kennett, Bonnie

From: Michelle Ly s.22(1) Personal and Confidential
Sent: Tuesday, October 24, 2017 1:32 PM
To: Public Hearing
Subject: Comments regarding Regulating Short-Term Rentals in Vancouver

I would like to submit my comments regarding the regulation of short term rentals in Vancouver.

I support the efforts to officially regulate AirBnB usage in the city. I think AirBnB provides a valuable resource to people who have spaces to rent in the short term and for people who need spaces to rent in the short term.

However, I think the city's current proposal is too limiting.

I own a rental condo. I intend on selling it one day to help me purchase a family house. In the mean time, I rent it out. There are many reasons why I would want exclusively short term rentals opposed to a long term tenant. (1) I usually upgrade my rental units. My last rental received over \$20,000 in upgrades. When I have renovations planned, it's not always set in stone what day contractors are available for each step. It is extremely valuable to be able to rent out the unit short term while waiting for work to start. (2) I work remotely and have many remote working contacts. When they come to visit, it would be convenient for me to allow my contacts to live in my rental unit. Perhaps if Vancouver housing was more affordable, I would be able to have a principal residence three bedroom where people could stay, but I don't. (3) I have extended family who like to visit. Again, it would be convenient for them to stay in my rental unit when they come.

I haven't been able to do either of those things because I'm forced to have a long term tenant. Every time I want to renovate, I need to wait for the tenant to move (or be forced to evict them). When colleagues and family come visit, instead of being able to let them live in my rental, they have to get a hotel room.

Those are just two examples specific to me but I'm sure there are many other legitimate reasons why an owner would want to consider renting out a non-principal residence short term.

I urge the city to consider allow AirBnB and other short term rentals with less restrictive bylaws.

Michelle Ly
s.22(1) Personal and Confidential

Ludwig, Nicole

From: Allison <snewtdog@gmail.com>
Sent: Monday, October 23, 2017 11:12 PM
To: Public Hearing
Subject: Remarks in support for home sharing

We are a family of four that has a secondary suite in our house that we rent out occasionally on Airbnb to help with our very large mortgage. We also have aging parents who live on Vancouver Island that need to stay in our suite when they come to town to attend medical appointments. Airbnb is the only option we have as we are unable to rent our suite out full time due to these family obligations.

If we are forbidden to home share this secondary suite then it will be off the market completely and unavailable for long term Bc tenancy. Without this income we find it very difficult to make ends meet and support our family in this very expensive city. I am a teacher and my husband works for a startup, and thus have a modest income with a very high mortgage.

This is our home me and we believe that we have the right to rent out our suite the way we would like to and are more than happy to pay a hotel tax if necessary.

Sincerely,

Allison Newton and Anthony Couture

Ludwig, Nicole

From: Kathy A Gordon [REDACTED]
Sent: Monday, October 23, 2017 11:37 PM
To: Public Hearing
Subject: Home sharing in Vancouver

To Vancouver city council,

I am writing to express my support for home sharing through the Airbnb platform.

While I agree that long-term rental stock should not be used for short-term rental, I believe that it is inappropriate to apply the same rules to a suite in my home.

In my home, I should be entitled to the flexibility (to accommodate out of town family members, and seasonal change) and control that short term rental allows.

In fact, like many, if long-term rental is my only option, I will close my suite down and everyone would lose.

Thank you for the opportunity to express my view on this.

Kathy Gordon

Ludwig, Nicole

From: natalia ionova [REDACTED]
Sent: Tuesday, October 24, 2017 9:44 AM
To: Public Hearing
Subject: Re: Air bnb

Hi! I'll write a proper email that you can print and submit.

Our family is using air bnb since April 2017.

Every time we go on vacation we rent our place on air bnb. Firstly, this income gives us a chance to cover costs of travelling . Secondly we have enough money left to slowly do renovations in our unit. . I'm a home stay mom just because in Vancouver it's extremely hard to get a spot in childcare, so some weeks/weekends we spend at our parents place to get help with a child and again we use air bnb that earns money to support our family. I want to vote for air bnb to keep existing. I would love to buy another apartment and use it as a business that will let me stay with my son and earn money.

Thank you,
Natalia Ionova

On Tue, Oct 24, 2017 at 9:32 PM Public Hearing <PublicHearing@vancouver.ca> wrote:

Hi there

You are welcome to sign up to speak – the hearing starts tonight; Or I can print your email and submit it as part of the correspondence to distribute to Council.

Please let me know what you would like.

Thanks

Nicole

NICOLE LUDWIG, | MEETING COORDINATOR
CITY CLERK'S DEPARTMENT | CITY OF VANCOUVER
604.873.7191 | NICOLE.LUDWIG@VANCOUVER.CA

Ludwig, Nicole

From: [REDACTED]
Sent: Tuesday, October 24, 2017 5:54 AM
To: Public Hearing
Subject: from Jack & Suzan Gregg

October 23, 2017

From: Jack Gregg, (speaker # 72), and from my daughter, Suzan Gregg (73)
Owners and residents of 1556 Nanaimo Street, Vancouver, BC

To the Public Hearing on Regulating Short- Term Rentals in Vancouver,
and to the City of Vancouver Council Members:

Dear council members:

1st, Let me state my opposition to the whole concept of Short-Term Rentals, mainly because rentals under 30 days are illegal, and because they cause shortages of normal rentals accommodations.

The property at [REDACTED] immediately facing the north side of my house, has been engaging in the illegal short-term rentals these past 8 months, since early March 2017, at \$200 each day or night, at about 5 days or nights each week, causing parking problems, garbage problems, noises problems, and safety concerns. I complained to the City various times, to no avail, since early March 2017.

That basement suite at [REDACTED] is being used by the present owners only for short-term rentals. The City has helped that by giving them a secondary number, [REDACTED] which they use for the basement suite, and they even put that number on the basement door with an electronic key which is used for hotels. They are basically running a hotel in a residential neighborhood.

The AIRBNB "tourists" come sometimes in one car, and other times in two cars, mostly parking in front of my house. Many times they throw out their garbage, coffee cups, foods wraps, cigarettes packages on the grassy areas of the sidewalk in front of my house.

Noises are quite common as the AIRBNB "tourists" come and go at all times of the day and night. Also, the windows of the basement suite where the AIRBNB "tourists" are staying are facing the side of my house where my kitchen and my daughter's bedroom are, facing these noises.

Of special consideration to all of should be the safety aspects. We simply don't know who these AIRBNB "tourists" are. They come from all provinces of Canada and from various states in the USA. While most are probably OK people, some maybe the worst, and if they do bad things here there is no way, even for the police, to easily track them down. They may

be here today and out of the country tomorrow, beyond our reach.

Considering that the neighbors who suffer the most from the above stated problems are the neighbors immediately besides, closest to, and on both sides of the short term rental property, we request the following:

That home owners and others wishing to engage in short-term rentals should be required to submit to the City a written, dated and signed agreements from both the immediate neighbors on both sides of the short-term rental property, not objecting to, and consenting to that short-term rentals business besides them. Otherwise, they should be denied practicing the short-term rentals business.

Sincerely, from Jack Gregg, and from my daughter Suzan Gregg.

Kennett, Bonnie

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, October 24, 2017 12:28 PM
To: Public Hearing
Subject: FW: Regulating Short-Term Rentals in Vancouver

From: Rob MacKay-Dunn [REDACTED]
Sent: Tuesday, October 24, 2017 12:24 PM
To: Correspondence Group, City Clerk's Office
Subject: Regulating Short-Term Rentals in Vancouver

RE: Public Hearing: October 24th

Regulating Short-Term Rentals in Vancouver

Dear Members of Vancouver City Council,

I am writing to you today as a City of Vancouver resident and taxpayer to express my strong support for home sharing in Vancouver, and would encourage amendments adopted to the proposed by-laws that provide more flexibility for Vancouver families.

Home sharing through platforms like Airbnb and VRBO, are an important resource for many Vancouverites who are looking for ways to help make life more affordable in the city. Home sharing also provides additional choice in accommodation options for visitors wanting to visit Vancouver for work or play.

Vancouver's reputation as a tech hub and centre of innovation is one of our strongest assets. Embracing the opportunities of the new economy means addressing the new challenges that come with it. This obviously includes smart regulation of home sharing, but also embracing other innovative services like ridesharing as well. I recognize it's not easy, but rather than relying on outdated models, new approaches to regulation are needed to address the changing ways in which citizens live, work and play. We simply can't be a bunch of Luddites and ignore the rapid pace of change all around us. We need to proactively adapt.

The people who share their homes through Airbnb (hosts) help provide unique, one-of-a-kind experiences to thousands of visitors to our city. But there's more to home sharing than just tourism. It also helps everyday people in our city. It helps hosts earn a little bit more money every month to pay the bills, or save for the future.

I understand the need for the city to develop regulations for home sharing in Vancouver. It is only right that we look at ways to ensure that our laws keep up with the ever-evolving world we live in. That being said, I've learned that the vast majority of Airbnb hosts share their primary residence just a few days a month in order to make a small, supplemental income. I support fair and sensible rules for home sharing that reflect the casual and occasional nature of the activity.

In particular, I would like to see amendments adopted to the proposed by-laws that provide more flexibility for Vancouver families. Families are diverse and change over time, as do their needs for the extra space in their homes, including secondary suites. The income that people earn from home sharing is an important affordability strategy for so many families in our very expensive city.

I encourage you to ensure that the regulations set forth by the city take into consideration the important role that home sharing has played in providing support to our citizens, improving our local economy, and meeting the growing demand for tourism and business travel on Vancouver. It's also critically important that Vancouver appears to be a welcoming environment for technology and innovation as the City works hard to establish Vancouver as a leading tech and innovation hub.

Thank you for your consideration.

Rob

