

Ludwig, Nicole

From: David Brauer
Sent: Tuesday, October 24, 2017 2:24 PM
To: Public Hearing
Subject: Re home sharing

I have been home sharing for almost 4 years now, unfortunately I can't. It make it to the hearing but I would like to add to the conversation.

First of all I totally agree that there needs to be regulations, it shouldn't be allowed to rent out whole apartments completely on and home sharing side, it's called home sharing for a reason! I saw in the draft of the proposed rules that there is a clause only allowing one room per dwelling to be home shared. I don't agree with that proposal as it's not realistic! For example your kids move out and you have to spare rooms why can't you rent out both ? It the same like having roommates as you still live in the appartment or house. Hope that opinion helps :) David Brauer

Ludwig, Nicole

From: Jon Tittley s.22(1) Personal and Confidential
Sent: Tuesday, October 24, 2017 2:15 PM
To: Public Hearing
Subject: Short-Term Rentals

Good afternoon,

My name is Jon, I am a 29 year old software developer living and working in Vancouver. I moved to this city in 2012 and have had trouble finding living accommodations ever since. I have personally dealt with bedbugs, openly racist landlords, a home with six roommates, unlawfully kept damage deposits, and absurdly small amounts of available hot water. I put up with all of these conditions and more because I could not find another affordable housing arrangement.

This shouldn't be of surprise to anyone, but Vancouver is in a housing crisis. The city is incapable of raising its vacancy rate over 1%, dilapidated homes are being sold for millions of dollars to be torn down and flipped, and there is now a shortage of workers hurting local businesses of all sorts due to the fact that workers can't afford or find a home within the city.

If short-term rentals like AirBnB are allowed to operate in the city of Vancouver, they are hurting the citizens who are stuck in awful living situations, and preventing them from improving their situations. The city has plenty of hotels and hostels for tourists. To take more homes off the market and allow short-term rentals to exist is to bring this city another step closer to self-destruction.

I hope the city makes the choice to help its citizens and denies any and all operation of short-term rentals. These accommodations should be open to those looking for a home.

Thank you for your time.

Regards,
Jon Tittley

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Dean Holden s.22(1) Personal and Confidential
Sent: Tuesday, October 24, 2017 3:09 PM
To: Public Hearing
Subject: No Airbnb

There's enough problems with lack of housing and affordability as it is no full suites should ever be allowed to be rented short term. Open a hotel if you want to run a hotel.

Only thing I would be okay with is shared accommodation. Two bedroom suite and short term rent one bedroom with extreme caution to watch for abuse and heavy fines for abuse. First offense of renting a suite when the resident is not present for the duration of the stay should be a fine equal to 150% of the average year's rent of an equivalent suite.

Ludwig, Nicole

From: Paul Dittrich 5.22(1) Personal and Confidential
Sent: Tuesday, October 24, 2017 3:25 PM
To: Public Hearing
Subject: Airbnb

Follow Up Flag: Follow up
Flag Status: Flagged

People should only be allowed to Airbnb their units for a fixed number of days per year. Perhaps 10 to 20 days per year when they are out of town. It's not fair to others whether it be neighbors in an apartment building or neighboring homes that they are living next to strangers for most of the year.

Ludwig, Nicole

From: Cindy Rogers s.22(1) Personal and Confidential
Sent: Tuesday, October 24, 2017 3:42 PM
To: Public Hearing
Subject: Short Term Rentals

To Mayor and Council,

I would like to register my objections to the proposed Short Term rental proposal as it now stands.

I believe it would be improved by giving homeowners the ability to rent their secondary suites on a short term basis. There are many reasons why homeowners do not want to rent the space out long term and it is a fundamental error to assume that restricting their ability to rent short-term will improve the rental situation in Vancouver.

My mother-in-law lived in our secondary suite for over 20 years. When she moved last year, we hosted friends and family from around the world as well as a few short term rental guests. We will never rent space in our home to long term tenants. It is too difficult to evict bad tenants under the Residential Tenancy Act. And most importantly, we want to retain the space for our family and friends to use when visiting us.

We agree with the requirements to obtain appropriate licenses and pay any fair taxes that the City may determine.

Thank you for your consideration,
Cindy Rogers
Vancouver resident for 60 years

Ludwig, Nicole

From: s.22(1) Personal and Confidential
Sent: Tuesday, October 24, 2017 6:53 PM
To: Public Hearing
Cc: Affleck, George; Ball, Elizabeth; Carr, Adriane; Deal, Heather; De Genova, Melissa; Jang, Kerry; Louie, Raymond; Reimer, Andrea; Stevenson, Tim
Subject: Airbnbs and Short Term Rental Feedback - Oct 24, 2017

Mayor Robertson and City Councillors,

I have reviewed the City's documents and presentations and strongly oppose the City's Short term rental accommodations proposal. I cannot attend the hearing and apologize for the delay of this submission. Please review and add my feedback on this matter.

The City's presentation and other studies note that small to large commercial operations make up a large proportion of full time Airbnbs, which are increasing exponentially. Individual Airbnbs are also businesses but the recommendations in the proposal do not sufficiently mitigate impacts to our housing stock, particularly long term rentals, as well as other vital businesses and services that essential for local residents and neighbourhood community vibrancy. The sweeping changes to residential zoning that loosen zoning uses, negatively impact our city, neighbourhoods, long term rental availability and costs to exacerbate housing affordability, which is worst in Canada. Enforcement is negligible and a viable enforcement strategy is also remiss.

The City has proposed minor licensing fees, some positive restrictions (e.g. primary residence only), and fire safety regulations, however, the proposal at present is far too broad and lenient, notably in comparison with other cities.

Considerations:

- The City has stated that affordable housing, low vacancy rates, and low availability of long term apartments are critical in future policy making.
- Residential zoning is meant for full time residents, whether long term rentals or local homeowners.
- Vancouver has a low vacancy rental market of under 1% and short term rentals exacerbate long term rental costs and availability.
- They commercialize our residential housing stock for tourism, in a highly speculative global market, and raise housing costs including rents.
- Local full time residents contribute to a vibrant community and city year round as well as contribute to the tax base and supporting local businesses and the workforce.
- Full time residents are not commercial operations and much less disruptive to neighbourhoods than tourists who use transient accommodations temporarily.

Evidence based: McGill's August 2017 study <http://upgo.lab.mcgill.ca/airbnb/> and UBC's 2016 study https://affordablevancouver.files.wordpress.com/2016/06/airbnb_and_affordability-marjoribanks2.pdf are two of many studies that have concluded that short term accommodations negatively impact rental costs and availability and negatively impact residential zoning for predominantly commercial operations, not "home sharing" with present or absentee managers.

Other considerations:

- Changing land use of "residential" is a slippery slope;
- Many transient accommodations are luxury units and command very high prices;
- This increases pressures on other units and housing types, increases speculation;

- While tourist dollars contribute to our economy, so do local taxpaying residents and businesses and across a broader range of services and businesses year round;
- 1 Licence, one unit could easily be skirted by proxies or other means;
- "whole apartments" including basement suites and laneway houses should not be included for transient accommodations (takes away rentals);
- Transient accommodations within strata buildings often break strata council by-laws or tenancy agreements (as sublets);
- They loosen security with unknown people having key access to the building and common areas, without general supervision or monitoring (Hotels and BnBs have front desk and security);
- Optional liability and damage insurance is not guaranteed, including for common areas and adjacent suites or properties;
- Absentee site managers cannot effectively monitor the safety of full time residents, including vulnerable seniors, disabled, women and children;
- If changing the definitions of "Hotels" and "Bed and Breakfasts" loosens use, it should not be done;
- Hotels are situated in commercial zones with local staff on hand;
- Traditional Bed and Breakfasts have on-site managers and are generally restricted in numbers;
- Both do not take away housing from local residents and are regulated for safety, security, and bylaw compliance. These businesses are also required to have adequate insurance.
- Self reporting is proven to not work, so adequate enforcement is imperative;
- By-law No. 3575 notes daycare "up to 5 foster or 8 children". Daycare is needed in Vancouver but are daycares suitable for Transient accommodations?
- This is an odd inclusion and also indicative of a transient commercial operation unsuitable for children's safety.

Last but not least, the City to date has rarely enforced existing housing and zoning by-laws in regards to illegal Airbnbs. The City's proposal does not appear to dedicate sufficient resources for enforcement officers needed for the significant increase of transient accommodations, enforcement strategy and funding for non-compliance. Other cities have struggled to enforce and contain negative impacts and have implemented much stricter regulations including some of the following:

- Business number or SIN (can be administrative only and kept private);
- 30 day rentals or more (falls under existing zoning) can easily accommodate tourists without eroding long term rentals;
- Caps on rental days (90 days max/ year) - This would be a logical and reasonable compromise to "supplement" an income that does not take away from long term rental stock & housing;
- Restricted numbers allowed in areas as per traditional BnBs (so Airbnbs do not overwhelm or overtake a building or neighbourhood);
- Airbnb & other platforms should comply with City bylaws and assist with transparency;
- Higher standards & higher price for licenses (See Toronto, Montreal and other cities);
- Should require the local resident/owner-operator or Vancouver local company employees for subcontract work (cleaning, site management etc) - not just remotely service through the platform;
- Same BC accommodation taxes + GST, PST and Municipal taxes (MRDT);
- Sufficient budget for ongoing monitoring, data collection, adequate and robust enforcement, including legal fund for chronic non-compliant operators. Hotel taxes and high penalties can finance enforcement;
- more enforcement officers (based upon percentage of Transient accommodations);
- high fines and penalties for non-compliance; chronic offenders to lose licenses to operate.
- Separate but a federal matter, Airbnb as a corporation does not pay income taxes locally and there is little incentive, requirement and enforcement of any taxes paid on these accommodations.

As such, please reject the proposed regulations as insufficient and send back for stricter regulations and amendments. I hope Mayor and Council will seriously consider and strengthen these bylaws before any implementation.

I appreciate your time and consideration.

Sincerely,

Madeline Cheng
Vancouver Resident

October 24, 2017

Re: *Proposed Policy on Regulating Short-term Rentals*

Dear Mayor Robertson and City Councillors,

We are writing to strongly protest Vancouver's proposed policy that will restrict the possibility of short-term rentals in secondary suites such as laneways. The short-term rental restrictions do not make sense for laneways, which are meant to serve multiple purposes and are part of peoples' homes. Your new policy is putting homeowners like us at risk, both now and in the future.

Context: A Homeowner's Experience

Although we are long-term Vancouver residents, it took us 22 years to build up to the purchase of a house in Vancouver. Finally, in 2009 we managed to trade up to an "entry level", 1950's bungalow at a ridiculous price, which we hope will be our last home. We are examples of Vancouverites who have struggled to afford a home in the city, but finally managed to get there.

In our case, we are two people living on one income, since my wife had to retire for health reasons in 2008. Our challenge is to find a way to stay in our home into our senior years with some kind of financial and personal security.

A Laneway is Different: It Serves Multiple Purposes

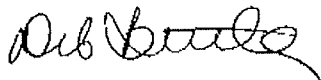
We took up the City's invitation to create additional living space on our property by building a laneway *because it enables us to meet numerous needs.* The attraction was its flexibility. Here are just some of our intended uses for our laneway:

- To serve as a space for friends or family;
- To create a space for us to stay on some occasions, for example, for long-term accessibility;
- To create a space where caretakers might stay if we need help into our senior years;
- To create an additional income stream so we can pay off our main mortgage and have a passive income that helps us afford to live in our home and Vancouver into our senior years.

Notice here how this range of uses is consistent with the vision that motivated the city to allow for laneways in the first place. If you force us to have long-term rentals only, *then you limit our ability to use our own property for ALL of these purposes.* To meet these needs, we need flexibility in how we rent the unit.

We chose to build a laneway as part of our preparation for retirement. This was going to be our safety net. But now you are prioritizing only "renters". You need to think of and support owners who also need tools to survive in our crazy-expensive city.

Thanks for your attention.



Ludwig, Nicole

From: Sean Winter s.22(1) Personal and Confidential
Sent: Tuesday, October 24, 2017 3:21 PM
To: Public Hearing
Subject: Written submission for public hearing on short term rentals - Oct 24, 2017

Follow Up Flag: Follow up
Flag Status: Flagged

Hello, Please find my written submission below for the public hearing on short term rentals being held tonight, October 24, 2017. Thank you.

Dear Mayor Robertson and the Vancouver City Council,

I am submitting similar feedback as my wife. I hope that you will consider allowing primary resident homeowners to rent out their suites on a short term basis.

Thank you for the opportunity to voice my concern over the plan to restrict home owner's ability to rent their secondary suites on a short term basis. As a homeowner with a secondary suite (a laneway house), I have been renting to university students (undergrad, graduate and even post-graduate) and university professors during the school year for 9 to 10 months and renting on a shorter term for the summer months mostly to visitors who are visiting family in the area.

I am requesting your consideration of a compromise on short term rentals such as in other cities that allow rentals for a set number of weeks per year per property and perhaps only for properties that are shared by the owner. This request is for several reasons:

1. We are middle class residents - working as teachers and in the not for profit sector and we will be squeezed out of the city. We purchased our property with plans that our children would be able to live in the laneway as adults in the future in order to be able to stay in the city but in the meantime we need a lot of income to pay the mortgage and high property taxes. Short term rentals allow this long term extended family plan. This formula of renting allows us to earn a bit more income and gives us more flexibility for the use of the suite.

2. We live between two post secondary institutions so the only renters we attract are students who leave us at the end of April. We are providing housing that is needed for short term UBC students, family visitors, profs, doctors and those wanting to visit extended family in the neighbourhood (for whom hotel is not at all attractive). As well, when we built our laneways, the allowable square footage was minimal so our rental suite is only suitable for students staying the school year and not large enough for couple or a family to live in long term. There is a demand for this type of shorter term rental in this neighbourhood and in the city. Our history shows that renters are looking for places to rent on a weekly basis in the summer and on a monthly basis in the school year. For these reasons we would have difficulty finding a tenant interested in renting long term. The city will also be less attractive to visit if it does not allow for this type of accommodations - which are common across the world.

3. The focus on building condos to own at the expense of building rental suites that this council inherited is another reason we have a problem and the average home owner should not be paying for this situation.

For these reasons - the small allowable size of our suite, our university area rental market, and the need to earn income in order to make living in Vancouver sustainable for our family, we would like to be able to do shorter term rental for a certain number of the weeks per year i.e. up to 10 weeks. Perhaps this could be limited to secondary suite owners who live on their property and share it with the renters. Those who own many condo suites and do short term rentals as a business are a different matter but as a home owner renting part of our primary residence we should be considered separately.

Please consider letting home owners with suites and small laneways do short term rentals at least during the high summer season weeks to accommodate the demand and our need to earn income in order to be able to live in this wonderful city of ours.

Thank you for your consideration,

S. Winter

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Deanna Wing s.22(1) Personal and Confidential
Sent: Tuesday, October 24, 2017 3:14 PM
To: Public Hearing
Subject: Written submission for public hearing on short term rentals - Oct 24, 2017 Re: Registering for COV public hearing on short-term rentals

Hello again,

Please find my written submission below. Thank you!

Dear Mayor Robertson and the Vancouver City Council,

Thank you for the opportunity to voice my concern over the plan to restrict home owner's ability to rent their secondary suites on a short term basis. As a homeowner with a secondary suite (a laneway house), I have been renting to university students (undergrad, graduate and even post-graduate) and university professors during the school year for 9 months and renting on a shorter term for the summer months mostly to visitors who are visiting family in the area.

I am requesting your consideration of a compromise on short term rentals such as in other cities that allow rentals for a set number of weeks per year per property and perhaps only for properties that are shared by the owner. This request is for several reasons:

1. We are middle class residents - working as teachers and in the not for profit sector and we will be squeezed out of the city. We purchased our property with plans that our children would be able to live in the laneway as adults in the future in order to be able to stay in the city but in the meantime we need a lot of income to pay the mortgage and high property taxes. Short term rentals allow this long term extended family plan. This formula of renting allows us to earn a bit more income and gives us more flexibility for the use of the suite.
2. We live between two post secondary institutions so the only renters we attract are students who leave us at the end of April. We are providing housing that is needed for short term UBC students, family visitors, profs, doctors and those wanting to visit extended family in the neighbourhood (for whom hotel is not at all attractive). As well, when we built our laneways, the allowable square footage was minimal so our rental suite is only suitable for students staying the school year and not large enough for couple or a family to live in long term. There is a demand for this type of shorter term rental in this neighbourhood and in the city. Our history shows that renters are looking for places to rent on a weekly basis in the summer and on a monthly basis in the school year. For these reasons we would have difficulty finding a tenant interested in renting long term. The city will also be less attractive to visit if it does not allow for this type of accommodations - which are common across the world.
3. The focus on building condos to own that this council inherited at the expense of building rental suites is another reason we have a problem and the average home owner should not be paying for this situation.

For the reasons - the small allowable size of our suite, our post secondary student rental market, and the need to earn income in order to make living in Vancouver sustainable for our family, we would like to be able to do shorter term rental for a certain number of the weeks per year i.e. up to 10 weeks. Perhaps this could be limited to secondary suite owners who live on their property and share it with the renters. Those who own many condo suites and do short term rentals as a business are a different matter but as a home owner renting part of our primary residence we should be considered separately.

Please consider letting home owners with secondary suites and small laneways do short term rentals at least during the high summer season weeks to accommodate the demand and our need to earn income in order to remain in this wonderful city of ours.

Thank you for your consideration,

D. Wing

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Joe Kenney s.22(1) Personal and Confidential
Sent: Tuesday, October 24, 2017 4:45 PM
To: Public Hearing
Subject: Written Submissions - STR Regulations - OPPOSED

Hello

I have registered to speak at tonite's public hearing. I am speaker 78. So I don't know exactly when I will be able to get my opportunity. So I have decided to submit something in writing as well.

I am writing to inform you that I strongly oppose the regulations you have proposed for short term rentals in Vancouver.

I am lucky enough to be a homeowner in East Vancouver. My wife and I bought our home in March 2015. We have a 3 1/2 year old son. Previous to owning a house we had a two-bedroom condo downtown. We still own a one-bedroom condo in the same building where we used to live. We rent that one-bedroom suite out long-term and have for several years.

Our house in East Van has a laneway and a basement suite, each with their own address. We rent out the laneway long-term and have since we moved in.

Initially when we moved in to our house, my in-laws stayed in the basement suite and provided day care for our son. My wife and I both work full-time. Last year, our in-laws moved out and we began sending our son to daycare.

Since the spring of 2017, we have been using Airbnb to rent out our basement suite on a short-term basis. We use a property management company to book the rentals and take care of cleaning the suite. There has been a big demand for our suite and we have been able to use that income to pay for our son's daycare. With a monthly mortgage payment of over \$5000 a month, it is difficult to make ends meet without this extra income.

I should point out that when we bought the house and committed to a mortgage of over \$1million, we never had any intention of renting out the basement suite long-term. We need access to it to accommodate family and friends who come to visit Vancouver. Using Airbnb allows us to have access to the suite when we need it and to also earn income from it when we don't need it. Having one long-term renter (in our laneway home) on our 33' by 120' lot is enough for us. We do not want to have another one and, regardless of what you pass, we will not be renting our basement suite long-term.

There are two main points I would like to make in regards to the proposed regulations:

1) As someone who has a long-term renter on my property already and another one downtown, I feel we are doing our part to provide long-term accommodations in Vancouver. There should be some acknowledgement of situations like ours in these regulations. In other words, you should allow someone who is renting a suite long-term on their property already to be eligible to get a STR license for another secondary suite. Homeowners in Vancouver should not be expected to be full-time landlords in order to make ends meet! It is unaffordable enough as it is to own a house in this city.

2) If you are going to allow a renter of a secondary suite to be eligible for a STR license it makes no sense to deny this right to the owner. By allowing a renter (with the owner's permission) to get a STR license you are

saying it is acceptable to have short-term rentals in residential areas. If you are saying this type of rental of secondary suites is allowed, there is no principled argument you can make to support the eligibility of a renter and not an owner to do so. You are simply denying the owner the ability to market their secondary suite as they see fit. This is grossly unfair to home owners in this city who have secondary suites.

There is also the argument that this type of short-term rental is currently illegal and that these regulations are making it legal for license holders. But the vast majority of basement suites rented out long-term in this city are also illegal. Lack of any enforcement or policy guidelines has, in both cases, led to the development of a market that should be regulated but not in a way that disadvantages homeowners to the extent the proposed regulations do.

I hope my submissions will encourage the council and city to re-consider these regulations and revise them to allow homeowners in this city to obtain STR licenses for secondary suites on their property. My belief is that denying this right to homeowners will make it even more unaffordable to own a home in this city (and will do little increase the supply of long-term rentals). That is the last thing our municipal government should be doing.

Regards,
Joe Kenney

On Oct 23, 2017, at 3:14 PM, Public Hearing <PublicHearing@vancouver.ca> wrote:

Your request to speak to Vancouver City Council has been received for the following meeting and agenda item:

Meeting Type: Public Hearing
Meeting Date: October 24, 2017 @ 6 pm
Meeting Location: Council Chamber, Third Floor, Vancouver City Hall
Agenda Item: 1 - Short Term Rentals: Policy Approach & By-laws

You are Speaker Number: 78

Your speaker number indicates your position to speak to Mayor and Council about the agenda item. Numbers are assigned in the order requests to speak are received.

Want to remove your name from the speaker's list? Email publichearing@vancouver.ca

At the Meeting

For each agenda item, after staff and applicants make their presentations, the Chair of the meeting invites speakers to make their presentations. You will have five minutes to address City Council (eight if you speak on behalf of three or more people or group representatives that attend). State your name, organization (if applicable), position on the recommendation (in support or opposed), and rationale. After you finish, any member of Council has up to five minutes to ask you questions.

Track your turn on the @VanCityClerk Twitter feed

Thank you for your interest in speaking to your elected City Council.

City Clerk's Office

Ludwig, Nicole

From: Andrew Hendriks s.22(1) Personal and Confidential
Sent: Tuesday, October 24, 2017 7:56 PM
To: Public Hearing
Subject: Regulating Short-Term Rentals in Vancouver

Lack of affordable housing is damaging Vancouver on many levels.

I personally have struggled to find a one-bedroom apartment for myself and my partner. People who wish to start a family are effectively blocked and many are choosing other cities. Small businesses cannot find staff at the wages they can afford to provide because young employees cannot afford to stay in Vancouver.

We need to prioritize affordable housing over investment properties. I believe short-term rentals will reduce available rental stock and exacerbate the housing crisis.

Continue the AirBnB ban! Ban short-term term rentals!

Ludwig, Nicole

From: Christopher MacDonald [REDACTED]
Sent: Tuesday, October 24, 2017 5:31 PM
To: Public Hearing; Hilary Dunn
Subject: Air bnb

To whom it may concern

We would like to express how much we have enjoyed renting our suite that exists within our home on Air bnb.

The reason air bnb works so well for us is that I travel a lot for my work... Months a year and this allow us the flexibility to have family (grandparents) visit while I'm away from my two small children. It has grown there grandparent and grandchildren relationships and we are very grateful.

We also use the revenue from Air BNB to afford us the opportunity to live in Vancouver as working parents with the expenses of young children. We hope the city does not impose a law that restricts or disrupts our current relationship with Air Bnb and how well it's working for our visitors and family.

Chris

Sent from my iPhone

Ludwig, Nicole

From: Chelsey Moore [REDACTED]
Sent: Tuesday, October 24, 2017 4:32 PM
To: Public Hearing
Subject: Short-term rentals

I can't believe I'm having to write this email.

Allowing short-term rentals in Vancouver is going to absolutely devastate the rental market and anybody hoping to rent even a half-decent place is going to be completely priced out and out of luck. I keep hearing about Vancouver's Green City initiative, and how we need to sway away from fossil fuels. How can we do this when renters need to move further and further away from their jobs because they can't afford a place to rent in or even near the city? Airbnb will take these rentals off of the market for people who live, work, and contribute to the city.

Landlords make more money off of short-term rentals, so why wouldn't they post their suite on Airbnb? I think it's time we level the playing field for both homeowners and renters, the rich and the poor. We need severe regulations on Airbnb, especially seeing as our vacancy rate 0.7%. Tourists wanting to stay in the city can do so in one of our many hotels the city has to offer, just like they can take taxis because the city has successfully regulated Uber out of operation.

In my most recent househunt, I saw plenty of homes for rent on Airbnb that would have been perfect for a family or a group of roommates. A three-bedroom home on Main and 16th, was going for \$200/night on Airbnb, with no chance for the average worker to rent it. My old place in Railtown was put on Airbnb for rent after I moved out. That place would have been perfect for a young working professional, who wanted to walk or bike to work in the city. A two-bedroom in Burnaby Heights is being rented on Airbnb for \$2400 a month. That's \$1200 per person, and it's barely 700 sq ft.

Airbnb is contributing to lack of vacancy, rising rental prices, and a general frustration felt by 20-35 year olds who can't find a decent, stable place to live while they try to build a life for themselves in a city that keeps pushing them out.

It's time to level the playing field. Put some power back in the hands of the young working class. Ban Airbnb rentals and actually ENFORCE the ban. If people can't afford their mortgage without Airbnb, maybe they should move to the suburbs, which is what I've been told to do for not being able to afford rent in the city.

Chelsey

Ludwig, Nicole

From: Matt McLaughlin [REDACTED]
Sent: Tuesday, October 24, 2017 4:34 PM
To: Public Hearing
Subject: Regulating Short-Term Rentals in Vancouver

I am writing to voice opposition to the existence of short-term rentals in Vancouver. By operating a short-term rental, we are removing available housing stock for the population of Vancouver and expanding the available stock for tourists and visitors to the city. While the latter group should be welcome in the city, we are not currently facing a crisis with a shortage of hotel rooms but rather a crisis in available housing for Vancouverites. Short-term rentals allow proprietors to bypass rules and regulations that support tenants and have been carefully cultivated over years.

Further, the existence of short-term rentals puts neighbours of the rental at a disadvantage. It reduces safety, means unaccountable visitors have unrestricted access to buildings and overall leads to a decreased sense of community. To the neighbours of a short-term rental they are forced to incur all of the negative aspects of a short-term rental while seeing none of the benefit.

I implore you to

- 1) strengthen the rules prohibiting the operation of short-term rentals
- 2) increase enforcement of the existing rules
- 3) encourage those who wish to generate income from secondary residences using the mechanism that's been available to them long before AirBnB: a rental agreement

--Matt McLaughlin

Ludwig, Nicole

From: [REDACTED]
Sent: Tuesday, October 24, 2017 7:47 PM
Subject: Short Term Rentals AirB&B

Importance: High

> Dear Mayor & Councillors

>

> I suggest that we take a more practical, moral and sure-fire approach to effectively address this issue. Rather than attempting to tax and "regulate" short term rentals, both challenging approaches to enforce, I recommend that Vancouver completely ban them altogether like so many other municipalities, cities and countries have successfully done, particularly until our City has dealt with the huge ongoing affordability, homelessness and social problems that plague us and can all be connected to the type of negative impact they have on our social fabric as a whole.

>

> We have a tremendous obligation to our fellow citizens particularly considering we are (and have repeatedly been) ranked year after year as having the worst homelessness and the worst affordability and social problems [i.e. mental health, addiction] in the entire country.

>

> After all, our City Hall representatives [i.e. mayor and councillors] are supposed to protect the citizens in EVERY way.

>

> I am "born and raised" here, and live in a detached residential home near Queen Elizabeth Park. Now that my neighbour has turned his home into a "hotel" with constant Air BnB rentals, we don't even speak anymore after I asked him to share the cost of a fence between our houses so that I could feel safe and have some of my privacy and security back.

>

> I'm sure you can guess what his answer was in response to cost-sharing a fence (i.e. "no"), so I had to pay for it entirely myself. So, the conclusion is that short-term rentals kill any remaining sense of community we have. Sadly, my neighbour and I used to have a strong, neighbourly and helpful relationship.

>

> Please confirm receipt of this email and let me know how my comment will be incorporated in the public engaging process.

> Regards,

> Michael Taxpayer Shareholder

>

Ludwig, Nicole

From: Janet Martin [REDACTED]
Sent: Tuesday, October 24, 2017 8:39 PM
To: Public Hearing
Subject: comments for hearing

As a renter in Vancouver I fear what AirBnB will do to the long-term rental market. My spouse and I cannot afford to buy real estate in Vancouver. I fear we will be forced out of our apartment building so that our property manager can essentially run a short-term rental hotel. If we are, I don't know where we'd be able to afford to live.

I am also concerned about the vulnerable people who will be displaced, such as the elderly and people in SROs so that their homes can be rented out to tourists and other visitors to the city. I don't see what kind of positive impact short-term rentals will have for those people.

I get that short term rentals could bring in more tourism dollars but I fail to see how that is going to benefit the people living here, just holding on, in one-bedroom apartments who are forced to move out, and then leave town. Please consider putting Vancouverites first.