

Hildebrandt, Tina

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**From:** Helen Lee · s. 22(1) Personal and Confidential  
**Sent:** Thursday, October 26, 2017 10:35 PM  
**To:** Public Hearing  
**Subject:** AirBnB public hearing Oct 26, 2017

My comments below for your consideration:

- If there aren't enough hotel rooms for tourists, maybe we should zone more land for commercial/hotel use (vs more land for condos which in turn can be used for flipping and illegal/unlicensed accommodations)
- Not against original AirBnB concept (to provide a live-in hosting opportunity), but need effective regulations/licensing system in place to protect all parties involved and more importantly neighbours who must put up with the adverse impacts (noise, traffic, security)
- Restrictions on AirBnB should be limited to principle residence (this can be cross-referenced to HOG); on second or more property, owner should declare rental income like the rest of us property investors
- Within principle residence, laneways and secondary suites should not be permitted for AirBnB, only rooms within the main house
- Rooms for AirBnB should be limited to a certain no. of bedrooms within the main house, eg. 2-3BR house/condo: max. 1 room; 4-5BR: max. 2 rooms; >5BR: max. 3 rooms
- I am fortunate to own my own residence, but managed to retain my old condo for longer term investment. Have rented out to same tenants for past 3 years without incident.
- Never considered using my rental property for AirBnB which some other owners did (that is, until Strata passed bylaw to restrict rentals to min. 6 month stay)
- The way AirBnB is currently abused not to mention how owners evade paying taxes on income is not sustainable or fair, especially in this fragile housing market.
- I feel terrible for renters in this City - having to bid on rental listings, attend 'open houses' and putting up with horrendous landlords and/or poor living conditions.
- By not imposing strict regulations on AirBnB so-called 'hosts' would be a disservice to every law-abiding person who lives or aspires to live in this city.

Regards,

