

Kennett, Bonnie

From: Chris Reid s.22(1) Personal and Confidential
Sent: Tuesday, October 24, 2017 10:44 PM
To: Public Hearing
Subject: Short term rentals

Please ban short term rentals. As a renter, it's significantly reduce housing stock. I know dozens of friend who have been evicted because the homeowner makes more on Airbnb. Please actually enforce your existing by laws because right now the lack of enforcement is detrimental to the concept that the City has any power and it's become a joke now.

Chris

Kennett, Bonnie

From: Linda Gannor s.22(1) Personal and Confidential
Sent: Wednesday, October 25, 2017 9:18 AM
To: Public Hearing
Cc: Carr, Adriane
Subject: Fwd: Public Meeting Regarding Amendment to the Bylaw Regulating Short Term Rentals

October 25, 2017

Dear Mayor Robertson and Members of Council,

I attended last night's public hearing and it was an eye opener. It was very interesting to hear of all the background work that has gone into the creation of these amendments to regulate short term rentals in Vancouver. It was also very interesting to hear from the taxpaying, property owners who will be personally effected if these amendments are passed.

My husband and I left the meeting just as the paramedic was coming in to attend to the poor woman who had fainted, fortunately after she was able to make her plea to you to include basements suites as part of a principal residence when assessing short term rentals.

I would also like to include secondary suites that are not attached but do fulfil your requirements under your Permissive Policy, which I downloaded as part of your documents relating to these bylaw changes. My apartment provides Supplemental Income, is good for Tourism and I am in Compliance. I implore you, to please come up with a more fair definition of the concept "principal residence" to include these other situations.

If the intent of the amendments to the bylaw is to put more dwellings into the long term rental pool, I feel that Council is shooting at the wrong target. We are just well meaning taxpayers trying to make ends meet and provide accommodation for our visiting families. The culprits causing the rental shortage are those foreign investors who are so wealthy they are able to pay expensive levies and leave their apartments vacant for years, out of any rental pool.

In summary, I implore you to, please, do not approve these amendments to the bylaw to regulate short term rentals and to revisit the definition of "principal residence" to include attached basement suites and detached suites that are truly an extension of a person's principal residence. These might just be amendments to you, but for many of us, the short term rental possibility has become an important part of our lives, financially and emotionally.

Thank you,

Linda Gannon



Mayor and Council Feedback

Case number: 101010330548

Case created: 2017-10-25, 08:51:00 AM

Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Contact Details

Name: Doug Merry

Address: s.22(1) Personal and Confidential

Address2:

Phone: s.22(1) Personal and Confidential

Email: s.22(1) Personal and Confidential

Alt. Phone:

Preferred contact method: Either

Request Details

1. Comment:*

Hi,

Just a quick note voicing my opposition to the proposed short term rental policy. I would much rather pay more tax or fees to support rental housing and support increasing densities in the City rather than imposing this on home owners.

The notion that only legal suites are eligible for short term rentals where as illegal suites are ok for renters makes no sense. If a suite is illegal it presumably is because it doesn't mean safety or other standards. If that's the case, why would it be ok for long term renters but not for short.

Increase density across the City. Build more rental housing. Build more co-op housing. Work with translink to increase transit options. Ban multiple short term listings and multiple listings in the same property. But

don't tell individual home owners in their primary residence what they can and cannot do in their basements.

Cheers,

Doug

3.	Department:	MayorandCouncil
6.	Did caller indicate they want a call back?	Unknown
11.	Name:	Doug Merry
12.	Email:*	s.22(1) Personal and Confidential
13.	Address:	
99.	Attachments	0

Additional Details

Map and Photo

- no picture -



Mayor and Council Feedback

Case number: 101010330109

Case created: 2017-10-24, 08:12:00 PM

Incident Location

Address: 311 UNADDRESSED LOCATION, VANCOUVER, VAN 311

Address2:

Location name:

Contact Details

Name: Cody Watson

Address: s.22(1) Personal and Confidential

Address2:

Phone: s.22(1) Personal and Confidential

Email: s.22(1) Personal and Confidential

Alt. Phone:

Preferred contact method: Either

Request Details

1. Comment:*

Dear Mayor and Council,

I am opposed to the proposed STR regulations, as I believe that regulation should also consider underhousing present within the city.

I am a successful, 30 year old technology? employee and currently renting a two bedroom unit with my fiance and a roommate. My fiance and I are nearing the age where we would have children in the current age. However, we believe that we are underhoused. We, and our roommate, would prefer to live separately, except the supply and pricing in the current rental market is prohibitive for our current income (both sides). As it stands, we are nearing a situation where we are underhoused.

Allowing short term rentals in even a single room has the potential to turn a family-oriented 2 bedroom into a

single-person-oriented one bedroom plus a short term rental. As the city moves to increase the supply of multi-bedroom? units, it should ask itself: Is the City of Vancouver, through these two initiatives in tandem, trying to increase the supply of AirBnB suites or family housing.

Every month that you take soft, slow, or otherwise token actions to ease the housing CRISIS in this city, is another egg that dies inside of my fiance, and another step towards our unfortunate childless future. Another piece of Vancouver's future dies.

Thank you,

Cody Watson

3.	Department:	MayorandCouncil
6.	Did caller indicate they want a call back?	Unknown
11.	Name:	Cody Watson
12.	Email:*	s.22(1) Personal and Confidential
13.	Address:	
99.	Attachments	0

Additional Details

Map and Photo

- no picture -

Kennett, Bonnie

From: Brad Tribbeck s.22(1) Personal and Confidential
Sent: Wednesday, October 25, 2017 12:21 PM
To: Public Hearing
Subject: Airbnb comments

I've already been squeezed out of purchasing a home in Vancouver, so why is the City not doing more to ensure that I don't get squeezed out of renting a home in Vancouver? Airbnb and similar short term rentals lessen the already low number of rental properties in this city, driving up prices. For every one operator that Airbnb helps, legally or illegally, try to imagine the dozens (hundreds?) that are affected by decreased supply and increased prices.

The City needs to wake up, enforce some rules, or introduce some new ones. Do what is right for the people of Vancouver and take some real action.

-Brad Tribbeck

Kennett, Bonnie

From: Bill T s.22(1) Personal and Confidential
Sent: Wednesday, October 25, 2017 12:23 PM
To: Public Hearing
Subject: AirBNB

Dear City of Vancouver,

During this housing crisis, rental suites and such should be set aside for citizens to rent on a full time basis, NOT for private Airbnb listings. Airbnb does nothing to help this rental crisis except to line the pockets of Airbnb hosts.

Regards, Bill

Kennett, Bonnie

From: Osman Malik s.22(1) Personal and Confidential
Sent: Wednesday, October 25, 2017 12:44 PM
To: Public Hearing
Subject: Not in favour of Air BnB

Hello,

I am not in favor of Air BnB and indeed short term rentals. They reduce available rental stock, increase speculation, damage the regulated hotel industry and facilitate money laundering and tax evasion

I'd prefer them to be banned, but if they are allowed to operate they should:

- 1) remit taxes direct to the CRA, and report all revenues to the CRA
- 2) comply with strata and municipal bylaws. Air BnB should be fined for non-compliance (they can collect from their hosts if they want), but Air BnB is responsible. If Air BnB lists a property in a strats building where short term rentals are not allowed, AirBnB is fined
- 3) Comply with Fintrac, and Air BnB hosts should be subjected to money laundering audits
- 4) pay the same taxes and be subject to the same regulations (worksafe BC, etc) as the regulated hotel industry.

I also believe that there should be a special tax levied on short term rentals. The tax would vary with the rental vacancy rate, Lower rental vacancy rate = higher Air BnB tax

Osman

Kennett, Bonnie

From: Joe Kenney s.22(1) Personal and Confidential
Sent: Wednesday, October 25, 2017 1:50 PM
To: Public Hearing
Subject: Re: Speaker Update - Reconvening Public Hearing - Short Term Rentals

Hello

I am scheduled to be speaker number 78. I have tickets to the Canucks game so I can't make it on Thursday.

I have submitted my views in writing (below) instead.

Thanks
Joe Kenney

“

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 25, 2017, at 10:49 AM, Public Hearing <PublicHearing@vancouver.ca> wrote:

At the Public Hearing regarding Short Term Rentals on October 24, 2017, Council received a staff presentation and heard from speakers up to number 48.

Council will continue hearing from speakers on Thursday, October 26, 2017, at 6 pm, starting with speaker number 49.

Speakers are reminded to limit their comments to five minutes.

The Public Hearing agenda, report and staff recommendations, along with any additional speaker updates can be found here:

<http://council.vancouver.ca/20171024/phea20171024ag.htm>

Speakers can also monitor the progress of the Council meeting via the video link on the City website: <http://civic.neulion.com/cityofvancouver/>.

Kennett, Bonnie

From: Sean O'Connor s.22(1) Personal and Confidential
Sent: Wednesday, October 25, 2017 4:03 PM
To: Public Hearing
Subject: STR & AirBnB Hearing

To members of the Vancouver City Council,

I am not able to attend the hearing on SRT and AirBnB in Vancouver but wanted to have my voice heard. I support regulations to AirBnB and other short term residences in Vancouver, including a business license requirement and "hotel tax". As well, I believe these rentals should only be allowed in a Vancouverite's primary residence. I do not believe secondary residences should be allowed to be used as short term rentals.

However, I cannot support not allowing secondary suites in primary residences to be rented out as AirBnBs. We enjoy having our secondary suite mostly empty and ready to be used by friends and family for extended visits. We would also like to be able to rent it out to other short term guests in between those visits.

Unfortunately, we will never rent our suite to a longterm tenant as long as the RTB continues to heavily favour renters in this city. It is far too difficult to evict a problem tenant. I think it's more than a little naive to assume that these restrictions will return secondary suites in primary residences to the market.

I do not believe banning AirBnB and, in turn, our city's guests, is any sort of viable to solution to the current housing situation. We must embrace innovation and find ways to move forward with it.

Sincerely,
Sean O'Connor



Mayor and Council Feedback

Case number: 101010333553

Case created: 2017-10-25, 03:12:00 PM

Incident Location

Address: s.22(1) Personal and Confidential

Address2:

Location name:

Contact Details

Name: DEBORAH BUTLER

Address: s.22(1) Personal and Confidential

Address2:

Phone:

Email: s.22(1) Personal and Confidential

Alt. Phone:

Preferred contact method: Either

Request Details

1. Comment:*

Dear Mayor and Council,

I was hoping to submit the attached document to express our concerns about the proposed policy for restricting short-term rentals, particularly in laneways. I sent it in just as the meeting on Oct 24 started (I only heard about it on my way home). I was told our letter would be posted, but not reviewed by Council. So, I felt compelled to also voice my concerns to you directly.

The attached one-page letter explains some of the key problems from our perspective. Here I add that, as owners of an "entry level" home in Vancouver, we built a laneway to set us up for retirement (in a very expensive city). We chose this because of the flexibility a laneway affords. We need it to fulfill multiple needs: to supplement our income as we retire, to support family/friends, to house a caregiver should

we need one, or to even provide a one-level accessible option for ourselves at some stage. We need the city to preserve the flexibility that grounded the approval of laneways in the first place, so that we have necessary options to help us also stay and live reasonably in Vancouver into the future.

While we appreciate the City's drive to create affordable rental properties in Vancouver, we fear that Council is losing sight of the bigger picture. In particular, we perceive that Council is thinking almost entirely about renters or first time buyers in the city, and forgetting its responsibility to support owners. Many of us have to be very planful to ensure that we have sufficient cash flow into retirement so we can stay in our homes (property values create higher property taxes and do not provide cash flow). People like us also need options for where/how to live (we can't live in condo or townhouse units for complex health-related reasons). Council needs to remember that flexibility is needed, rather than using blunt tools that create "one size fits all" solutions.

We are very supportive of elements of a policy that create reasonable guidelines for short-term rentals (e.g., making sure they are safe; asking for a business license; making sure fair taxes are paid). But we are strongly opposed to Council's approach to micromanaging how Vancouver citizens manage their personal property and finances, especially when policies are one dimensional.

In sum, we urge you to find more nuanced ways to achieve Vision's goals, so that both renters and owners can find ways to thrive in this City.

Thank you for your attention.

Kennett, Bonnie

From: Jodi Muzylowski s.22(1) Personal and Confidential
Sent: Wednesday, October 25, 2017 5:41 PM
To: Public Hearing
Subject: Airbnb public hearing comments please read on thursday Oct 27 hearing

There are so many factors that come into play to create the full blown housing crisis in which we find ourselves... But there is one glaring symptom of such high real estate prices that can't be ignored. So-called home-sharing apps like Airbnb have ruined long term residents' chances of finding fair housing. There is a move to short term rentals in almost every household in my neighbourhood, Mount Pleasant.

Almost ALL of my neighbours have been flouting the bylaw that doesn't allow rentals for fewer than 30 days for years now.

My neighbour directly to the west runs his house like a hotel.

One of his two full time tenants in a house that has 8 suites, acts as a concierge to the hundreds of guests he accommodates every year!

He has been making money hand over fist at this – using suites that could have otherwise housed many young professionals, and kept them living and working here, maybe even raising families...

Another home behind where i live is now completely airbnb rented. The owners have two homes in the city. The previous owners had rented it to a lovely elderly couple and when it was sold the new owners evicted them, did some renos, then started renting the ENTIRE home to airbnbers who come and go every day, some in massive RVs that jut out into the back alley, others who party late into the night, and others still who stand in the alley smoking and dropping their butts at the end of my driveway... I don't live amongst friends anymore. I live in a hotel zone....

Gregor, you came into office campaigning to end homelessnessbut now more and more people are living on the streets and in trailers, tents and mobile homes....and leaving the city.

Please don't allow Airbnb to flourish here.

Ludwig, Nicole

From: Vincent - enzo Fodera
Sent: Thursday, October 26, 2017 9:33 AM
To: Public Hearing
Subject: coalition of 360 S.R.A hotels association

s.22(1) Personal and Confidential

We 360 hotel owner could not come to the hearing because busy and also council do not hear us anyway , we are against this useless bylaw,

We have been put out of business from council before 360 hotel 14000 rooms and family destroyed up toto pay \$15,000 per room to pay to operate, property tax skyrocket and our hotels been closed falling on despair because lack of tourist revenue that subsided out maintenance hiring staff ect you closed a business that provide tourist accommodation you open up a new can of worm .the hotels you saved for homeless and become a mental institutions did not help your homeless cause is worst now

You aspect us to be in favor because competition from poor fainting housewife running a B&B out of they home ,We are not ! and Public should know that you going to do all you can to put them out of business , tax to hell the few people that can comply , then and hire more multi million dollar study study and give yourself a raise like you ,, , except some hotels from big corporations that take money to tax havens ,you close down small family run boutique hotels were cheap tourist could stay ,now technology has bypass and more then 2000 rooms classified as S.R.A . tenants rent at airbnb even the welfare people do it they have time and for \$20 per night is no bad companions .thanks to another wrong bylaw you created called Reno-evictions ,Tose rooms are nice tourist love the locations and inspector don't mind so you better hire more inspector instead of passing bylaw like this which we already have in place all you need show your teeth and we show the money

MIKe Butcher President sorry for broken English

Ludwig, Nicole

From: Carolyn Wing s.22(1) Personal and Confidential
Sent: Thursday, October 26, 2017 11:11 AM
To: Public Hearing
Subject: QUESion - RE: Item 1 - C. Barwick - RE: Register as speaker

Hello,

I am speaker #88

Can I still submit a response via email? IF this will not be accepted via email, please let me know as I will then arrange for child care and try and be at the meeting. If it is acceptable by email – here you go!

I oppose the proposed restrictions on short term rentals for secondary suites on owner occupied properties. I fully agree that short term rentals should be limited in condo developments where the owners are not residing due to the many problems that have been noted.

I do not use the Air b and b platform but would like the flexibility of renting our secondary suite and laneway home short term.

I propose a compromise such as other cities have where short term rentals of secondary suites on owner occupied properties can be rented out short term to a maximum specified number of weeks per year. I.e. short term rentals of less than 30 days for 12 weeks per month are permitted and the other 30 weeks of the year rentals must be 1 month or longer. Our story is below.

We are a middle-class working family. We built these legal secondary suites so that we can stay in the city and eventually provide housing for our adult children or aging parents. Some current short term rental income supports us to be able to keep to this plan. We made a significant financial investment to build these suites and developed a sustainable budget with short term rentals in mind.

This City Council inherited a city plan that favoured Condo developments over the construction of rental units and it is inherently unfair that middle class property owners should be made to pay for this. Nor, should we be restricted so that the hotel sector can be protected as council has heard, they are doing fine and are full as it is.

My rationale and specific story: We live between 2 post secondary institutions and close to several specialized private elementary/secondary schools. Because of this, the long term rentals that we attract are only for the academic year – sometimes Sept-April and sometimes Sept- June. And indeed, the square footage that we were permitted to build is not adequate for a family or even a couple to live in longer term.

We would like the flexibility of doing short term weekly rentals in the interim weeks of the summer so that we can invite our academic year guests back for the subsequent academic year.

We have been doing this for the last 4 years and have had a family of three from Australia stay with us for 2 academic years and had weekly rentals while they went home during summer break. We had a parent an elementary age student from Kelowna stay in our laneway for 3 academic years filling in the summer weeks with short term rentals when they returned home to Kelowna in the summer. They also returned home to Kelowna every weekend so the small size of the suite did not affect them. Both these families became part of our extended family and our neighborhood community.

I also agree with many of the reasons brought forward at the first part of the town hall meeting: short term rentals support vibrancy of communities; provide flexibility to owners who use their suites for parts of the year therefore cannot commit to long term rentals; unfair that the city should dictate how we use our primary residences especially when we were permitted to build these legal ground level and laneway suites; providing tourists a variety of accommodations and neighbourhoods to stay in within our fair city. We have thoroughly enjoyed showcasing our neighbourhood with visitors from all over the world. This has indeed given us and our children a different global perspective as a side benefit that we would be sad to lose.

Thank you for your time.

Carolyn Barwick

From: Public Hearing [mailto:PublicHearing@vancouver.ca]
Sent: October 24, 2017 12:24 PM
To: Carolyn Wing s.22(1) Personal and Confidential Public Hearing <PublicHearing@vancouver.ca>
Subject: Item 1 - C. Barwick - RE: Register as speaker

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: 88

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
City of Vancouver
publichearing@vancouver.ca | 604-829-4238
Twitter: [@VanCityClerk Twitter account](#) 
Website: vancouver.ca/publichearings

From: Carolyn Wing s.22(1) Personal and Confidential
Sent: Tuesday, October 24, 2017 11:55 AM
To: Public Hearing
Subject: Register as speaker

Hi,

I'd like to register to speak at tonight's council meeting regarding rental suites.
Thanks.

Ludwig, Nicole

From: dk s.22(1) Personal and Confidential
Sent: Thursday, October 26, 2017 11:04 AM
To: Public Hearing
Subject: Air BnB Public Hearing comment, input

To Whom It May Concern:

If Air BnB wants to operate in CoV, I suggest following:

- CoV to impose TAX (per day rented).
- Tax to be withheld AT SOURCE (by AirBnB) at time of booking, and paid to CoV on monthly basis.
- Tax should be same / or close to hotel tax amounts.
- Collected Taxes to be used for Affordable Housing purposes exclusively.

Thank you,

Dominko Komnenovic
s.22(1) Personal and Confidential



Ludwig, Nicole

From: Lawrence Weiss s.22(1) Personal and Confidential
Sent: Thursday, October 26, 2017 10:02 AM
To: Public Hearing
Subject: Regulating Short-Term Rentals in Vancouver

Hi there, I'd like to start by saying this is NOT just a city of Vancouver issue. I am from the Fraser Valley and our voice needs to be heard as well because EVERYONE in the Lower Mainland is dealing with the fallout. Any policy that lowers stock (rental or for purchase to live in) or contributes to pricing it out of reach of those earning anywhere near a median income and causes more people to move to the burbs which has already driven prices up beyond what locals can afford from Surrey to Chilliwack.

The AirBnB is strong out here now too.

As far as I am aware short term rentals are illegal for a reason. AirBnB is helping people break the law and profiting from it. The fact that we are even having this discussion during a housing crisis shows a clear lack of consideration for the future of Greater Vancouver. Furthermore the audacity of those getting up to speak claiming they are breaking the law (running short term rentals) because it helps them afford to stay in the city is mind boggling. This is a self-fulfilling prophecy, their solution to unaffordability is to create more of it. This also sets a precedent that it's okay to conduct illegal activity if you are doing it to pay your mortgage. I wonder what sorts of other illegal activity is okay as long as it's for a "good cause". Perhaps I could run a liquor store in my garage? But wait isn't that regulated? Our Real estate prices are now being set based on what a buyer could make by running it as a hotel. How does anyone think this will end well?

Politicians need to focus less on creating short sighted policy that panders to a small segment of voters and big money donors in a specific district and focus more on making that district a sustainable place where locals can live and work.

Finally the argument that it promotes tourism which is good for the economy doesn't fly with me. Local residents pay taxes, fill jobs, start businesses and use local amenities year round. Am I supposed to believe a tourist contributes more value to Vancouver? If we need more space for tourists build more actual hotels and expand designated hotel zones. That way developers can still create jobs too.

We are beyond frustrated at this point. Simple enforcement of laws, bi-laws and tax law could have prevented this crisis in the first place but instead of doing that we are having hearings on loosening them because a small portion of voters incentivized to speak very loudly and backed by big business are engaged in illegal activity. Hearing from those who making obscene profits complain about any STR regulation while locals are priced out of living anywhere within an hour of the downtown core makes me sick to my stomach.

In closing I'd like to cast my vote for a complete ban on STR schemes like AirBnB in the Lower Mainland but wait we don't even need one! Just enforce the existing law. If you want to run a BnB get the proper permits and put in the work to create a real business that contributes to a sustainable economy.

Sincerely yours,

Lawrence Weiss
Surrey resident and business owner... for now

Ludwig, Nicole

From: Justin s.22(1) Personal and Confidential
Sent: Thursday, October 26, 2017 11:51 AM
To: Public Hearing
Subject: Airbnb

I would like to say I am against legalizing Airbnb, all this will do is further reduce rental units available for locals which is already non-existent as well as push up property prices EVEN FURTHER as people look to buy condos only to use them for nightly rentals to tourists. No, do not allow them to do so. Vote down this measure.

Justin

Ludwig, Nicole

From: Phoenix Beck s.22(1) Personal and Confidential
Sent: Thursday, October 26, 2017 11:53 AM
To: Public Hearing
Subject: Displaced resident working in Vancouver

Hello,

I am a resident who had to move out of my East Vancouver apartment recently, and has not been able to find a pet-friendly listing within my price range. I am a married, mid-30s person with two stable incomes and a well-trained, quiet dog. Technically, we are currently homeless, which is bitterly ironic given that we both work in non-profit agencies benefitting the homeless population.


We would love to move back to East Vancouver, it is where we have both lived since late teens (for myself) and early 20s (for my husband), after we moved out of our family homes in Surrey and Maple Ridge respectively – we are both lifelong, born and raised Lower Mainlanders. Vancouver is where our hearts are. It is where our friends and support networks are, it is where the shops that we love and frequent are located. We want to live and work here, we are the young urban professionals who should be living in the city, but we have been forced to move in with family in a one-bedroom apartment in Port Moody containing three adult humans, two large dogs, and two cats. This is untenable.

We believe that the AirBNB and STR craze, as well as the exorbitant real-estate prices brought on by non-resident purchases, have made the city inhospitable to its younger and less-wealthy residents. There is a reason our workplaces cannot find people to fill roles at wages above \$20/hr. If all the working people move out of the city, who will live here? If all the young families move out, and no children grow up here and love their hometown as we do? Will it not simply become a hollow place full of empty glass spires and luxury cars?

Thank you,

-Phoenix Beck McGreevy



 A division of Family Services of Greater Vancouver

Phoenix Beck McGreevy | s.22(1) Personal and Confidential
s.22(1) Personal and Confidential

This e-mail message and any attachments thereto are intended solely for the use of the individual or entity to whom it is addressed and contains information that is confidential and may be privileged and exempt from disclosure. Any distribution, copying or disclosure is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by return email and delete the message unread without making any copies. Additionally, in our commitment to protect the privacy and confidentiality of our clients, we will not include the names or initials of clients or their unprotected personal information in our e-mail correspondence. Thank you.

Ludwig, Nicole

From: Mr. Brett Carels s.22(1) Personal and Confidential
Sent: Thursday, October 26, 2017 12:07 PM
To: Public Hearing
Subject: STR Hearing

Council,

I am writing to ban STR's in Vancouver and to step up action on rules already in place!

Professionals are leaving this city. It is turning into a resort city full of speculation and those not paying their fair share of taxes.

We are in a housing crisis. STR hosts are placing their homes and basements on STR's full time. They are taking valuable rental stock off the market. To add, the income they are making isn't being reported on their income tax (Paypal is an option to receive payment). You are hearing from pro STR group because they are running an illegal business and making A lot of money. AirBnb is making a lot of money and isn't operating their business as it was intended. FT rentals are NOT acceptable. STR 's run by property managers is NOT acceptable.

Not declaring income increases and impacts housing as people are willing to pay more for new property. New builds on day 1 have AIRBNB's listed! STR's also increases the asking price for rentals as hosts evaluate STR or Local rental.

You were elected to represent voters not tourists or those running illegal businesses. Our city is one of the most expensive places to live and sites such as airbnb have impacted vacancy/cost of rent around the province.

Please enforce rules already in place regarding STR's. Please provide the name of those failing to comply to the rules to the CRA. The CRA needs to know who is paying tax and who isn't.

Step up and do the right thing.

Brett Carels

Ludwig, Nicole

From: Andrea Smith s.22(1) Personal and Confidential
Sent: Thursday, October 26, 2017 12:54 PM
To: Public Hearing
Subject: No Airbnb!

I am writing to register my opposition to Airbnb in our city. We are in the middle of a housing crisis - I pay top wages for my industry, and my staff can't house themselves anywhere within city limits. Airbnb is toxic for our local economy.

Andrea

Ludwig, Nicole

From: Rabbani, Nima s.22(1) Personal and Confidential
Sent: Thursday, October 26, 2017 3:09 PM
To: Public Hearing
Subject: Speaker 92

I shall not be able to address Mayor and City Council this evening because I must attend an AGM. But I wish to relate, as a revenue home and a residential condominium owner, as a Strata Council Chair and Strata Corporation President, that this illegal rental activity causes security risks to property owners and much work for Strata Councils. Such rental activity must be conducted by those agencies equipped and licensed to do this sort of work in properties zoned for such use. Agencies with trained, knowledgeable, and experienced staff to deal with all that such rental activity entails. This type of rental activity must be disallowed and prohibited.



Mayor and Council Feedback

Case number: 101010334475

Case created: 2017-10-25, 06:25:00 PM

Incident Location

Address: s.22(1) Personal and Confidential

Address2:

Location name:

Contact Details

Name: Ms BEVERLEY BINGHAM

Address: s.22(1) Personal and Confidential

Address2:

Phone: s.22(1) Personal and Confidential

Email: s.22(1) Personal and Confidential

Alt. Phone:

Preferred contact method: Either

Request Details

1. Comment:*

Hello All

I just want to express to you all my strong opposition to AIRBNB and like services, specifically short term rentals in stratas. As a strata resident the security issues are critical both personal and property. It is also extra cost to all owners with added wear and tear on carpets and elevators, additional cleaning costs which all owners bear the cost of. I am against any kind of short term rental because it's incredibly difficult to prove and enforce as it is now, but allowing any form of it will just increase the difficulty of enforcement. It's so sad but owners lie. Not a word we like to hear or apply but it's the reality and we should all face up to that. Please don't make a decision that is just going to make it harder for home owners in stratas. What stratas need from the city is for the city to support their efforts to address short term rentals and enforce the bylaws not undermine them.

Thank you for listening