

Short Term Rental Regulations - Support

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2024-09-24	17:10	Short Term Rental Regulations	Support	<p>Good evening, Mayor and Council. My name is Grant Roberts, and I have lived for over 22 years in s.22(1) Personal and Confidential. My neighbours and I learned that our building is up for Rezoning and demolition for a 20-storey tower, all enabled by the Broadway Plan. You have no idea of the fear I feel with the prospect of having to involuntarily leave my home!</p> <p>In the context of the staff recommendations on "Short Term Rental Regulations" before you today, I would like to share my experiences, having observed short term rentals in my building, comment on the recommendations, and inform you how the City's policies are affecting long-term renters in real life.</p> <p>Our rental building was built in 1972, and with continued maintenance it could still house tenants for decades. It is a community that lives here. Five Mile Holdings purchased this building in 2013. Subsequently, when any tenant moved out, they basically gutted the suites without Building Permits or electrical and plumbing inspections prior to new tenants moving in. They rented these suites out, dramatically increasing rents.</p> <p>On September 13th, 2017, there was a notice posted in the lobby, strictly prohibiting short term rentals in the building. However, by early 2018 the building owner (Five Mile holdings) began to illegally use all suites available for short term rentals. These were hosted by s.22(1) Personal and Confidential, who never lived in any of the suites used for short term rentals. This is an egregious disregard of the rules and regulations governing short term rentals.</p> <p>As tenants moved out, these suites were added to AirBnB. Today there are 16 of 36 suites used for short term rentals, taking precious suites off the rental market during a housing crisis.</p> <p>Since Five Mile Holdings purchased this building, requests for repairs by long term tenants have gone unanswered and phone calls to the property manager not returned. It is my understanding that the building managers were instructed not to be submitting repairs for non AirBnB suites. This has been ongoing for years now.</p> <p>One tenant's kitchen cabinets were falling apart in her hands. After numerous requests to the building manager, they finally ordered the new cabinets. However, the property manager indicated that they would install the new cabinets, only if they agreed to a \$100 increase to their rent, even though the new cabinets fell well within the guidelines of the RTA. The tenant did not agree to this, and the cabinets continue to deteriorate.</p> <p>In another instance, a low-income senior with mobility issues, had her suite flooded from a water leak. She had to move out for about 5 days, while the dehumidifiers were drying the water damage. The equipment was plugged into her electrical outlet, resulting in an additional \$100 on her Hydro bill without compensation. The restoration representative told her that the carpet needed to be lifted in areas around the suite to ensure that the leak</p>	Grant Roberts	Kitsilano	

did not cause mould. He felt sure that it would be an issue. When the tenant requested the restoration company's report, she was flatly refused and continues to breath this compromised air.

I reference these 2 instances, as the total disregard of Five Miles Holding to properly address the requests from long term tenants. I understand this is also prevalent in the other buildings owned by Five Mile Holdings. Since short-term rentals have proliferated in my building there have been numerous cases of late-night noise and even vomiting off a balcony. These short-term renters have left garbage bags outside their doors along with Amazon packaging. They treat this building like a hotel, with no regard for the long-term tenants. When complaints were made to the building manager, they were instructed by the property manager not to speak to any of the AirBnB guests, so effectively the AirBnB units could do whatever they want with no rules enforced.

I see new faces in the building on a very regular basis. Also, the keys for these suites are not stamped with "DO NOT COPY", adding to security concerns for the long-term tenants.

The host for these suites has commented that 30-day short-term rentals are important for people displaced from wildfires and flooding. This is ridiculous. In my 40 years of living in Vancouver, I have never heard of the need for displaced people looking for short term housing in Vancouver.

Despite many complaints to the city about nonconforming short-term rentals, there was no enforcement. I would like to emphasize this. The City of Vancouver has failed to enforce its own STR rules. Monitoring and enforcement need to be improved.

Regarding the staff recommendation today, I support it. The change to align with Provincial legislation and change short term rentals from 30 days to 90 days would address these issues. More importantly it would put a great many rentals back on the market during this housing crisis.

Five Mile Holdings has multiple Rezoning Applications in The Broadway Plan area to demolish existing rentals and build towers. They are working with JTA Development Consultants, which has a dozen such projects targeting mature rental building. All of this enabled by the Broadway Plan. These developers are fueled by one thing and one thing only, and that is "GREED". But this is all enabled by the Broadway Plan.

There are more than 100 tower projects in the pipeline under The Broadway Plan, and this will displace thousands of people. You have gift wrapped The Broadway Plan and turned it over to these greedy developers. It is time to pause the Broadway Plan and conduct a serious review.

So yes, please adopt the staff recommendations on short term rentals today, but also boost enforcement, and seriously review the entire Broadway Plan. Thank you for your time and consideration.